

Bedroom	Second	11`11" x 9`1"	Bonus Room	Second	17`5" x 10`3"
Bedroom - Primary	Second	16`4" x 12`7"	Walk-In Closet	Second	8`2" x 4`7"
5pc Ensuite bath	Second	14`5" x 9`0"	Walk-In Closet	Second	4`1" x 4`0"
Kitchen	Basement	9`11" x 15`7"	Bedroom	Basement	13`5" x 13`4"
4pc Bathroom	Basement	11`0" x 4`11"	Laundry	Basement	2`7" x 2`10"
Game Room	Basement	14`7" x 12`1"	Bedroom	Basement	9`8" x 9`3"
Storage	Basement	12`10" x 6`6"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-1N**
 Legal Desc: **0511976**

Remarks

Pub Rmks: **DO NOT MISS THIS METICULOUSLY UPGRADED HOME,WHERE NO DETAIL HAS BEEN OVERLOOKED AND EVERY SPACE HAS BEEN THOUGHTFULLY REDESIGNED.APPROXIMATELY \$200,000 IN TOP TO BOTTOM RENOVATIONS WITH BEAUTIFUL BASEMENT SUITE,ALTHOUGH ILLEGAL NOW,BUT WAITING FOR THE FINAL INSPECTION BY CITY OF CALGARY TO APPROVE AS LEGAL BASEMENT SUITE. MAIN FLOOR BEAUTIFUL WHITE EXTENDED KITCHEN CUPBOARDS,10X5 HUGE ISLAND,SPICE KITCHEN WITH GAS COOKTOP. THERE ARE 4 BEDROOMS UPSTAIRS,MASTER WITH 5 PCE UPGRADE ENSUITE,WITH DOUBLE SINK,LAUNDRY UP STAIR,SECOND BEDROOM WITH HALF BATH EN SUITE,2 MORE GOOD SIZE BEDROOMS WITH COMMON BATH AND BONUS ROOM.BASEMENT FULLY DEVELOPED WITH 2 BEDROOMS AND DEN/STORAGE ROOM(ILLEGAL SUITE)WITH SEPARATE ENTRANCE.LONG LIST OF UPGRADES,GRANITE COUNTERTOPS,POT LIGHTS THROUGHOUT THE HOUSE,9' CEILING ON THE MAIN FLOOR,HEATED,INSULATED AND DRYWALLED DOUBLE FRONT GARAGE.THE BACKYARD TRANSFORMS INTO A SUMMERTIME HAVEN WITH ITS LOW MAINTENANCE LANDSCAPE AND ENHANCED DECK.WALK TO TARADALE ELEMENTARY (K-4),OUR LADY FATIMA SCHOOL (K-6),TED HARRISON SCHOOL (5-9),NELSON MANDELA HIGH SCHOOL,GENESIS CENTRE AND SADDLETOWNE SHOPPING CENTRE.PUBLIC TRANSPORTATION IS ON THE DOOR STEPS. INSURANCE CLAIM FOR THE HAIL DAMAGE IS ALREADY IN PROCESS,ALL THE DAMAGE WILL BE FIXED BEFORE POSSESSION.**

Inclusions: **none**
 Property Listed By: **MaxValue Realty Ltd.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123