



THE
A-TEAM

**RE/MAX
FIRST**

66 INGLEWOOD Grove, Calgary T2G 5R4

MLS®#: **A2168672** Area: **Inglewood** Listing Date: **10/21/24** List Price: **\$625,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2000**
Lot Information
 Lot Sz Ar: **2,303 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,615**
 Low Sqft:
 Ttl Sqft: **1,615**

DOM

8
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **4**

Access:

Lot Feat: **Backs on to Park/Green Space,Creek/River/Stream/Pond,Landscaped,Street Lighting,Underground Sprinklers**
 Park Feat: **Concrete Driveway,Double Garage Attached,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),High Ceilings,Stone Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	9`7" x 4`3"	Living Room	Main	21`0" x 14`5"
Kitchen	Second	14`2" x 9`5"	Dining Room	Second	14`9" x 9`4"
Laundry	Second	5`3" x 2`10"	2pc Bathroom	Second	5`7" x 4`9"
Bedroom - Primary	Third	13`3" x 12`7"	4pc Ensuite bath	Third	8`0" x 5`5"
Bedroom	Third	12`4" x 10`3"	Bedroom	Third	10`4" x 9`3"
4pc Bathroom	Third	7`9" x 6`8"	Family Room	Basement	16`1" x 13`2"
Furnace/Utility Room	Basement	6`4" x 3`5"			

Condo Fee:
\$494

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **0112151**

Remarks

Pub Rmks: **3 BEDROOMS | 2 1/2 BATHROOMS | 1,615 SQFT | DOUBLE ATTACHED GARAGE | CORNER UNIT | HIGH CEILINGS | Welcome to this large end unit townhouse with over 1,900 sqft of living space in the immaculately landscaped complex of Inglewood Grove. As you enter the home, you are welcomed into a large living room with 16 foot ceilings, hardwood floors, large windows bringing in an abundance of natural light and feature gas fireplace. From here, step out onto your large deck and enjoy the pond outside with the sound of fountains and beautiful greenery around you. From the living room, up a few stairs you will find yourself in the large open kitchen and eating area with granite counter tops and an abundance of cabinet and counter space and large windows surrounding the dining area. The large windows bring in plenty of natural light and have views of the park and Bow River depending on the season. Upstairs, the master retreat beckons you with a large walk-in closet and generous 4-piece ensuite. This floor also includes two additional bedrooms, one of which has a Murphy bed and can be used as an office or flex space, and a 4-piece bathroom. Downstairs features a large recreation room with tons of extra storage space. This home is located on the quieter side of the complex with the Bow River Pathways just steps away. You will enjoy being close to Pearce Estates Park, the Fish Hatchery, Inglewood Bird Sanctuary and Inglewood shops and dining. This home is a one of kind and won't last long! Book your showing today to see all that Inglewood Grove has to offer!**

Inclusions:
Property Listed By: **None
RE/MAX First**

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









