



Laundry  
Bedroom  
Furnace/Utility Room

Lower  
Lower  
Lower

3`7" x 3`0"  
7`9" x 11`5"  
7`6" x 6`5"

Bedroom  
4pc Bathroom

Lower  
Lower

7`4" x 9`5"  
5`3" x 7`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0912626**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Welcome to this stunning 5-bedroom, 4-bathroom Shane home, crafted with a thoughtful and spacious layout perfect for modern living. Main Floor: Boasting soaring 9-foot ceilings, this open-concept space offers a perfect blend of functionality and elegance. The kitchen is a chef's dream with beautiful granite countertops, a large island for additional prep space, and ample storage. The adjoining dining area provides a perfect space for entertaining, while French doors open onto your private backyard deck, ideal for enjoying outdoor moments. A convenient 2-piece bath completes this level. Upper Floor: The second level features 3 generously sized bedrooms, including a master retreat with a luxurious ensuite bath and walk-in closet. A well-appointed 4-piece bath serves the other bedrooms. Basement: The fully developed basement offers a self-contained 2-bedroom(illegal Mother-in-Law) suite with its own separate side entrance, providing flexibility for extended family or rental income. It's roughed in for a central vacuum system, adding ease to everyday living. Exterior & Location: The home's curb appeal is enhanced by a welcoming front porch and a double garage. Step outside to the fully fenced backyard and deck, perfect for enjoying summer evenings. Plus, with no rear neighbors, you'll enjoy added privacy and tranquility. Conveniently Located: This home is just 2 blocks from the bus stop and offers easy access to major routes including Stoney Trail, Deerfoot, Country Hills, and Metis Trail. Enjoy the convenience of nearby shopping, a strip mall, and playgrounds. The popular Cross Iron Mills Mall is just 10 minutes away, making this an ideal location for both work and play. Other Highlights: - Friendly, family-oriented neighborhood - Spectacular mountain views - No rear neighbors This exceptional home offers both comfort and style—schedule your viewing today!**

Inclusions:  
Property Listed By:

**N/A**  
**First Place Realty**

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











