ROBERT HART MOORE grassroots realty group

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5604 37 Street SW Calgary, Alberta

MLS # A2161887



In Floor, Forced Air, Natural Gas

Carpet, Ceramic Tile, Hardwood

Stone, Stucco, Wood Frame

High Ceilings, No Smoking Home

Asphalt Shingle

Poured Concrete

Finished, Full

\$950,000

Division:	Lakeview		
Туре:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,193 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Rectangular Lot		
	Water:	-	
	Sewer:	-	
	Condo Fee:	-	
	LLD:	-	
	Zoning:	R-C2	
	Utilities:	-	

Inclusions: None

Heating:

Floors:

Roof:

Basement:

Foundation:

Exterior:

Features:

Modern Living combined with Establish Community! Live in Lakeview in a newer modern home! The perfect combination of location with all the benefits of a newer property. This fully finished extensively upgraded two story semi-detached home offers a total of four bedrooms, four bathrooms, extensive upgrading, and an insulated/drywalled double detached garage. All three floors offer extra height (9ft and 10ft) ceilings with extra high vaulted ceiling on the top floor providing a tremendous feeling of space throughout this home. There are three bedrooms, two bathrooms, and a separate laundry room on the top floor. The spacious master suite has a sitting area with large windows and a private west facing balcony to take advantage of the amazing mountain view! There is a full ensuite with heated tile flooring, double sinks, free standing tub, and an oversized tile/glass shower. An open concept through the main floor with the soaring ceilings is fantastic for entertaining and day-to-day living. The front living room has a fireplace and offers some terrific mountain views. The upgraded kitchen is a great focal point for your new home. Wide plank hardwood, quartz counters, upgraded stainless steel appliances, and a large island is great for entertaining friends and family. The second living space (dining area) at the back of the home has a second fireplace as well. The lower level with fourth bedroom, full bathroom with an oversized shower, family room with a full wet bar & ndash; fridge & ndash; an exceptional wine room, complete your new living space. There is a patio area off the back of the home, leading you to your double car garage. If you are looking for the advantages of living in a newer property combined with a more central location in the community of Lakeview & ndash; do not miss this opportunity!

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