



GRASSROOTS
REALTY GROUP

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52 Windermere Road SW
Calgary, Alberta

MLS # A2231409



\$829,900

Division:	Wildwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	927 sq.ft.	Age:	1956 (69 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Private		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home, Steam Room

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Nil

Lovely gem of a home with everything that you need. 3 BR. 3 bay windows. The kitchen has shelving galore! Frosted glass kitchen cupboards. Granite counters and island. Lower bath is a \$30000 value featuring a STEAM shower 'to die for'. HEATED floor. Both baths have deep tubs. FULLY developed with 4th BR. family room and office. 60 ft. frontage allows for extra space on both boundaries. Totally private, fully fenced patio and garden. Lovely exposed aggregate concrete walks and patio. Nat gas BBQ hook up. Premier location that is quiet and only 2 blocks to feeder roads and transit. Neighborhood schools nearby.