



**GRASSROOTS**  
REALTY GROUP

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**60 Inglewood Cove SE**  
**Calgary, Alberta**

**MLS # A2259498**



**\$649,000**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,432 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Corner Lot, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 439
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, No Smoking Home, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Ceiling fan in living room, master bedroom, and bedroom 2. All garage shelving.

Absolutely spectacular! One of the best locations in Inglewood adjacent to the bike path and Bow River. Massive, custom renovation top to bottom! Corner end unit with a double attached garage will fit a full sized vehicle plus a shorter vehicle. South and west facing means tons of sunlight! 3 bedroom, 2.5 baths, over 2000 square feet of total developed living space. High end TRIPLE pane windows that fully open at a 90 degree angle from Centra (Supreme Windows). The patio door and basement windows are also triple pane. High gloss 12"x24" tile flooring in the entrance, main bath, kitchen, dining room, and upstairs bathrooms. Gorgeous kitchen with thick granite countertops with rounded corners, large eating ledge, undermount sink with soap dispenser, custom pull out drawer system, stainless steel dropped hoodfan with tile backsplash to the ceiling, built in wall microwave, stainless steel appliances including an ultra quiet dishwasher, flat top stove, french door fridge with pull out bottom freezer with ice/water dispenser, stained maple cabinets with soft close doors and 9" chrome handles. Pot lights in kitchen, entrance and upstairs hallway. Knockdown ceilings on entire main floor except the half bath which is a flat drywall ceiling. Massive sized living room has hardwood inspired tile flooring, ceiling fan with remote, and custom floor to ceiling stonework around the gas fireplace with internal blower fan. Feature accent lighting installed on the stonework. Large windows in the living room with a sliding door, leading to a large 8'x16'2" west facing deck with a natural gas line. Upstairs has 3 bedrooms including a large master, ceiling fan with remote, and a huge walk in closet measuring 8'x6'6". Both the ensuite and the second bathroom have the same granite, cabinets, undermount sinks, and tile flooring as found in the kitchen. All bathrooms have high quality Kohler toilets

with soft close lids. Bedrooms 2 and 3 have a custom double door closet. Bedroom 2 has ceiling fan with remote. Fully finished basement with huge rec room and family room has plush carpet with thick underlay. Large storage room with front loading red LG washer and dryer with pedestals. 3.5" tall baseboard casings throughout the house. Custom "Bungalow Beige" paint color throughout the house. 60 gallon hot water tank installed in 2022. 2.5" white faux wood blinds throughout the house. Driveway will hold a vehicle angle parked. Amazing views to the west of the massive trees. Outside stucco painted / refreshed in 2023. Front porch and rear deck is composite board material with white metal railings. The Inglewood Village On The Bow complex is very well run with a \$3.1 million dollar reserve fund.