



GRASSROOTS
REALTY GROUP

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11107 Southdale Road SW
Calgary, Alberta

MLS # A2270987



\$724,900

Division:	Southwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,960 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Insulated		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Vinyl Windows		

Inclusions: Garden & Storage Shed, Deck Shades

Excellent location in West Southwood. Lovely updated 4 level split with a 3rd level WALK OUT, and attached double garage, 4 bedrooms up, and 3- $\frac{1}{2}$ bathrooms on a large lot with a west facing backyard. Truly a rare Southwood treasure! 1960 square ft. above grade plus a finished basement! This Jager built home was built for comfortable living. Being sold by the original family some of the upgrades in this loved, maintained home are Windows, Shingles, New H/E Hot Water Tank, New Carpet, and a Remodelled Kitchen with HW Flooring. Enjoy the open concept main level with its generous living room boasting new carpet & floor to ceiling windows. The high-quality kitchen with vinyl windows & sliding door, has a plethora of custom maple cabinetry, a built-in oven, loads of countertops and a large center sit up island with gas stove top, perfect for casual meals or coffee. Adjacent to the kitchen is a spacious dining area with sliding doors to your large covered rear deck. Upstairs is a huge primary suite with walk in closet and 3 pc ensuite, a 4-pc main bath with jet tub and 3 additional good-sized rooms. All bedrooms have triple pane windows & new carpet. The rare 3rd level WALKOUT receives an abundance of natural light through the vinyl sliding door leading to the lower deck. The family room has new carpet and a fireplace. A half bath, laundry, a side exterior entry and interior access to the insulated & finished double attached garage with insulated overhead door, complete the level. But there is more! The 4th level offers a finished basement with a flexible rec/games room, another 3-pc bathroom plus a very functional utility area complete with counters, a double sink, stove, freezer, & massive storage. The large, landscaped west backyard is fenced, has a gas fire pit sitting area, a gas BBQ line, a lower patio, raised rear covered deck with roller shades, a gardening

shed, plus a storage shed with power. Southwood is an amenity rich walkable community with access to transit both bus & LRT, multiple school options with every level within walking distance, daycares, shopping, professional & medical services, churches, a library, skating rinks, loads of parks, including a dog park, walking/ biking paths, and is mere minutes to Rockyview Hospital, South Glenmore Park/Reservoir, Fish Creek Park, Pools, Rec Centers and major causeways. Click the 3D Icon to take a virtual tour of this great home!