



**GRASSROOTS**  
REALTY GROUP

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**937 Main Street S  
Redcliff, Alberta**

**MLS # A2275034**



**\$424,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 4 Level Split  |               |                   |
| <b>Size:</b>     | 1,455 sq.ft.   | <b>Age:</b>   | 2011 (15 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 2 full / 2 half   |
| <b>Garage:</b>   | Driveway, Single Garage Attached, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.15 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Beach, Corner Lot                             |               |                   |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum                            | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                       | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding  | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                       | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Kitchen Island, Tankless Hot Water, Walk-In Closet(s) |                   |    |

**Inclusions:** alarm system (no contract)

Come discover this unique 4 level split, on a corner lot in a quiet part of Redcliff with a view of the golf course! This home features 4 bedrooms, 2 full baths, and 2 half baths. On the main living floor, your family is really going to enjoy the bright and open concept living / dining / kitchen room. The large primary bedroom is on the second floor and includes a walk-in closet and a 4 piece ensuite, plus its own private deck with a view of the 6 th Tee Box of the Redcliff Golf Course. On the top floor, there are 2 bedrooms with a 4 piece Jack & Jill bathroom, plus additional storage space for the growing family. On the lower level of this home is the family room, the 4 th bedroom and a 2 piece bathroom / laundry room. The yard of this home is fully fenced, and let's not forget the two garages&hellip;one single attached, and one single detached. Available for immediate possession, don&rsquo;t miss out&hellip;call your favourite agent for a private tour today!