



GRASSROOTS
REALTY GROUP

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1408 106 Avenue SW
Calgary, Alberta

MLS # A2275808



\$748,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Southwood | | |
| Type: | Residential/House | | |
| Style: | 3 Level Split | | |
| Size: | 1,148 sq.ft. | Age: | 1962 (63 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Heated Garage, Oversized, Triple Garage Detached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped | | |

| | |
|--------------------|---|
| Heating: | Forced Air, Natural Gas |
| Floors: | Carpet, Ceramic Tile |
| Roof: | Asphalt Shingle |
| Basement: | Full |
| Exterior: | Composite Siding |
| Foundation: | Poured Concrete |
| Features: | Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home |

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

Inclusions: Storage Shed, Security Cameras.

Spectacular 3-level split home with oversized heated triple-car garage in West Southwood. This home has undergone extensive updates and renovations in recent years. Updates and Renos include Hardie Board Exterior Siding on house and garage, All Windows, Roof, Eavestrough and Soffits, Bathroom Renovation, 100 amp panel, back concrete patio, and wood patio off front of home. The main floor features an open plan with extraordinary custom kitchen, a terrific island with a Jenn-Air gas cooktop and a second sink. Beautiful tile floors adorn the great room with a lovely stone fireplace, custom built-in's and a bay window. Upper floor features 3 spacious bedrooms and a 4 piece bathroom. The 3rd level contains an enormous family/Rec room, new 4 piece bathroom, laundry/Utility room and a huge crawl space for storage. Then there is the 26x30 TRIPLE heated garage, plus double RV parking large enough to hold two vehicles or trailers. This great family home is located close to schools, shopping, playgrounds and transit. Quick commute to downtown and easy access to the new ring road.