



GRASSROOTS
REALTY GROUP

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1408 106 Avenue SW
Calgary, Alberta

MLS # A2275808



\$734,900

Division:	Southwood		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,148 sq.ft.	Age:	1962 (64 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	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: Storage Shed, Security Cameras.

OPEN HOUSE SATURDAY 12-2:30. Spectacular 3-level split home with oversized heated triple-car garage/Shop in West Southwood. This home has undergone extensive updates and renovations in recent years. Updates and Renos include Hardie Board Exterior Siding, 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 AMAZING chefs kitchen designed for functionality and performance, featuring a gas cooktop, 2nd sink, ample counter space, and a very efficient layout. 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 garage/Shop that's heated and includes 220V wiring for the use of a wide range of professional shop tools and heavy duty machinery. Next to the garage is a double RV parking space 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.