7008 Kenosee Place SW
Calgary, Alberta

MLS # A2278651

$1,299,900

Division:	Kelvin Grove		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,685 sq.ft.	**Age:**	1967 (59 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, No Neigh		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Double Vanity, French Door, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		

Inclusions: Underground sprinkler system.

Located on a quiet street facing & also backing onto a green space in the established community of Kelvin Grove, this residence offers a total of 4 bedrooms on the upper level & over 3900 sq ft of living space. The main level presents a very spacious formal living room with wood burning fireplace, dining room with ample space to host family & friends, large kitchen with bright breakfast nook, built-in hutch & computer desk plus access to the family room. A 2 piece powder room & laundry room with sink & storage complete the main level. The second level hosts 4 generously sized bedrooms & a 5 piece main bath. The primary bedroom features plenty of closet space & a private 4 piece ensuite. Basement development includes a huge recreation room with second wood burning fireplace, office & storage/utility room. Other notable features include central air conditioning & huge back yard with two-tiered deck. Parking is effortless with a double attached front garage. The location is incredibly convenient, close to schools, shopping, public transit & effortless access to Elbow Drive & Glenmore Trail.