



**65 Galway Crescent SW
Calgary, Alberta**

MLS # A2133531



\$1,585,000

Division:	Glamorgan		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,618 sq.ft.	Age:	2007 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Low Maintenance Landscaping		

Heating:	Combination, High Efficiency, In Floor, Electric, ENERGY STAR Qualified Equipment	Water:	-
Floors:	Carpet, Hardwood, Stone, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms)	Zoning:	R-C1
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, No Smoking Home, Recessed Lighting, Separate Entrance, Steam Room, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Refrigerator and Freezer in utility storage room		

The rarest of opportunities to own an exquisite custom designed two storey residence, with large lot, in the SW neighbourhood of Glamorgan. This established 'close in' district is perfectly located within minutes to downtown, Mount Royal University, shopping, and endless recreation. The epitome of Craftsman charm with incredible curb appeal; over 3900 sf of developed living, 3 bedrooms up plus office (4th bedroom?) and 3.5 baths, there is space for every family member. Insulated concrete form construction (11 inch walls), immaculate heated hardwood and stone flooring on the main with carpet up/downstairs. Separate living, dining, kitchen with eating nook, and den on the main level. Stunning designer kitchen and centrepiece island built with a massive single slab of Brazilian granite. High-end Dacor black & stainless appliances including a six burner gas cooktop and two built in ovens, dishwasher and microwave. Love the banquette eating nook or formal dining room for small or large gatherings. Additional french door is one of two entrances to the huge west facing back yard with concrete patio and raised yard. Large living room offers an impressive mantle with built-in shelving flanking the gas fireplace; french doors to covered front porch. Den (or office) conveniently located off the kitchen also accesses front porch. Upper level huge primary retreat with sitting area and east facing windows for morning sun. Large walk through closet into a 4pce ensuite with oversized steam shower, two vanities, water closet and 2nd walk-in closet. There are two additional large bedrooms with walk-in closets, as well as an office (could be used as a 4th bedroom). Lower level with massive recreation and games area. Separate gym and laundry - note the laundry chute from upper level! 3pce (wetroom) bathroom and storage rooms complete this flexible layout. Through the main

level mudroom with coat hooks and bench, provides access to the fully fenced backyard oasis; an extraordinary size for inner city living. Concrete patio with BBQ hookup, oversized 24x24 ft garage, side entrances and beautiful terraced lawn. Landscaped with low maintenance perennials flowering all summer in front and back yards. Close to schools, Glenmore reservoir, and golf nearby. View our video and guide virtual tour. Join us for an open house May 25th 2-4pm or call to view privately!