



GRASSROOTS
REALTY GROUP

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87 Elysian Crescent SW
Calgary, Alberta

MLS # A2211927



\$895,000

Division:	Springbank Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,701 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 270
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		
Inclusions:	none		

55+ Villa with Walkout Basement. Walkout villas in Elysian don't come up for sale often and once living in this wonderful home in this 55+ community you will know why. You will love it here too! The open concept floor plan on the main level is flooding with natural light offering fantastic views from every room. The great room with cozy fireplace in the family room right next to the gorgeous kitchen with raised breakfast bar, duel fuel range, custom cabinetry flows to the nook with room for a very large table looking out to your covered deck and yard. The main floor also features a formal dining room, front living room (easily set up as den) and a absolutely palatial master bedroom with a fabulous walk in closet and ensuite 5 piece bath. The open staircase adds to the warmth and well thought out floorplan. Leading to the very large family room, a separate flex room for crafts, theatre, gym or all the above and more. You will also find 2 large bedrooms divided by a full bath. This walkout basement is also flooding with natural light and has heated floors divided into 2 zones for comfort and efficiency. Don't miss the garage which is finished with hot and cold water, painted drywall, and the granite looking finish on floor is stunning. The maintenance free upper deck is covered with a sunroof with UV skylights, has glass railings and the mature trees surrounding the property provide privacy and a truly wonderful place to relax all year round. This energetic well managed condo has recently replaced all shingles in all units, painted exterior walls and maintains all the grass, shovels snow on your driveway and walkways. Just come enjoy yourself and forget about cutting and shoveling, yet add your own personal touches to your flower beds if you desire.