



# 1213 Sun Harbour Green Calgary Alberta

\$765,000

OPEN HOUSE IS CANCELLED . Okay, this is likely the family home and house you have been waiting for, come and have a look as soon as you can. This gorgeous home sits on a quiet cul de sac and is in a very family friendly community, you are going to love the neighbours. The house itself has a very wide open floor plan that you will see as soon as you walk in, the living and dining rooms are so open and bright with 12 foot high ceilings and then you walk into the kitchen with it's huge island and bright , bright windows and see the 11 foot high ceilings, very impressive. The kitchen looks onto a large deck that actually features stamped concrete floors over the wood deck, that is a real treat and a natural gas hookup. Enjoy the large family room that looks into the kitchen and features a wood burning fireplace with log lighter. The main floor has beautiful hardwood floors all through out and as a bonus there is a main floor bedroom, 3 piece bath that is right across the hall and a main floor laundry. Upstairs has had all new carpet installed recently and features 3 spacious bedrooms, the master is a very good size and has a 4 piece ensuite plus there is another 4 piece bathroom . Did i mention that the whole house has recently been redecorated top to bottom. The lower level is almost totally unspoiled except for a large cold storage room, it is really a open book. NEWS FLASH, YOU CAN FIT A LONG BOX PICK UP TRUCK IN THE ATTACHED GARAGE , HOW OFTEN DO YOU SEE THAT. And among other unique items the back yard has parking for a full size trailer with sewer and water hookups, where can you find that in a inner city home and plenty of room to park 3 cars if need be on the driveway. Lets add in the HOT TUB which stays with the house and cental air conditioning. As i mentioned this beautiful home sits on a very quiet cul de sac with a lovely kids park mere steps away, and...

Primary Bedroom 13.58 M x 12.33 M

4pc Bathroom 10.92 M x 4.92 M

Bedroom 13.67 M x 9.92 M

Bedroom 14.92 M x 9.42 M

4pc Bathroom 8.08 M x 4.92 M

Living room 15.42 M x 10.92 M

Other 15.75 M x 12.08 M

Family room 18.92 M x 12.83 M

Bedroom 11.58 M x 10.00 M

Laundry room 4.42 M x 2.42 M

Foyer 11.42 M x 4.50 M

Other 5.25 M x 3.83 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Calgary West Realty



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

Dining room 12.58 M x 10.00 M

3pc Bathroom 7.50 M x 5.08 M