



126 Georgian Villas Calgary Alberta

\$345,000

Situated on one of the finest lots in the complex, this home offers breathtaking park views right from your living room--an ideal gem for first-time buyers. Imagine your expansive green space backyard, providing a perfect spot to relax during the summer. The foyer is inviting, the kitchen is spacious with ample cupboard and workspace, and the open living and dining room is bathed in sunlight, leading to a south-facing backyard with a BBQ-ready patio. Beyond the fence is a walking path to ride bikes, and 40 acres of green fields with baseball fields, tennis courts, and a city-maintained ice rink in winter. Upstairs features a master bedroom with his and hers closets, two more well-sized bedrooms, and a full bathroom. The basement features a family recreational area and an extra bedroom for your guests. This home is conveniently located near shopping and public transportation, with easy access to Stoney Trail and a 15-minute bus ride to Marlborough LRT. Four schools within 400 meters, including CBE K-5, K-6, Junior High, and CCSB K-9, along with a community center. This delightful home offers exceptional value--don't miss your chance to own this home! Book your showing today! (id:6769)

- Bedroom 7.75 Ft x 8.17 Ft
- Kitchen 17.50 Ft x 6.17 Ft
- Other 7.92 Ft x 8.17 Ft
- Furnace 7.17 Ft x 5.42 Ft
- Family room 12.83 Ft x 7.92 Ft
- Dining room 8.67 Ft x 6.25 Ft
- Living room 17.25 Ft x 9.83 Ft
- Kitchen 9.75 Ft x 12.17 Ft

- Other 6.08 Ft x 4.33 Ft
- 2pc Bathroom 2.50 Ft x 7.92 Ft
- Other 16.92 Ft x 6.33 Ft
- 4pc Bathroom 5.08 Ft x 7.08 Ft
- Primary Bedroom 12.17 Ft x 15.17 Ft
- Bedroom 9.67 Ft x 8.42 Ft
- Bedroom 8.92 Ft x 10.92 Ft

Listing Presented By:



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**RE/MAX REAL ESTATE
(CENTRAL)**

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