



## 21302 Sheriff King Street Calgary Alberta

\$659,500

This beautiful brand-new 'Wicklow' by Brookfield Residential is one of their most popular models due to its incredible layout! Offering 4 bedrooms (3 upstairs, 1 downstairs), 3.5 bathrooms, two distinct living areas, and a fully legal 1-bedroom basement suite - this home is perfect for a growing family, multi-generational living and investors! The modern design boasts nearly 2,300 square feet of developed living space spread over three levels. The main floor has expansive west-facing front windows allowing natural light to flood the main level great room all day. The open-concept layout is enhanced by 9-foot ceilings, offering a bright, comfortable living environment that feels spacious throughout. The large kitchen has plenty of working space + a central island for entertaining and is complete with an oversized corner pantry with plenty of storage space. A suite of stainless steel appliances including chimney hood fan and built-in microwave complete the seamless look of the kitchen. The kitchen overlooks the dining area and patio doors overlook the private backyard. The upper level of the home has a central bonus room that is perfect for a TV area and this central room separates the primary suite from the secondary bedrooms. The primary suite is complete with a large walk-in closet and 5 pc en suite with dual sinks. Two more bedrooms, a full bathroom, laundry room and large linen closet complete the second level. The legal basement suite has its own private access via a side entrance and includes a full kitchen, living/dining area, private laundry, large bedroom and full bathroom as well as additional storage space in the utility room. The legal basement suite is perfect for additional rental income but also great for those wanting to have family nearby but also have their own private living space. Located in desirable Pine Creek, this home is move-in ready and fe...

Kitchen 13.25 Ft x 9.00 Ft

Living room 12.83 Ft x 10.67 Ft

Bedroom 10.75 Ft x 10.75 Ft

4pc Bathroom 9.00 Ft x 5.00 Ft

Laundry room 4.67 Ft x 3.42 Ft

Furnace 9.08 Ft x 6.75 Ft

Kitchen 14.00 Ft x 8.17 Ft

2pc Bathroom 8.33 Ft x 3.08 Ft

Bonus Room 12.08 Ft x 10.08 Ft

Primary Bedroom 12.92 Ft x 10.92 Ft

5pc Bathroom 12.42 Ft x 5.92 Ft

Bedroom 12.00 Ft x 8.25 Ft

Bedroom 9.00 Ft x 8.58 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

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

Listing Presented By:



Originally Listed by:  
Charles

<http://www.kevinfrench.ca/>

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

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

Dining room 13.17 Ft x 8.58 Ft

Laundry room 6.58 Ft x 6.42 Ft

Great room 17.08 Ft x 12.83 Ft