



## 114 Glamis Terrace Calgary Alberta

\$520,000

Welcome to 114 Glamis Terrace SW, an impressive townhome nestled in the highly desirable Glamorgan community. This meticulously maintained residence boasts a stunning backdrop of lush greenery, with abundant trees, parks, and walking paths just steps away. As you enter, you'll find a spacious entryway equipped with ample organized storage, keeping your belongings neatly tucked out of sight. Relax in the generous living room, featuring a wood-burning fireplace and glass doors leading to your private patio and rear garden. For outdoor enthusiasts, step through the back gate to access the scenic pathways! The kitchen and dining area comfortably accommodate six to eight people, and the adjoining cozy family room provides a perfect gathering space. This efficient kitchen offers plenty of storage, abundant natural light from the east-facing windows, granite countertops, a stylish glass backsplash, and modern appliances - including a newer dishwasher, fridge, microwave, and chic cork flooring. Upstairs, you'll find three beautifully appointed bedrooms. The primary suite boasts expansive wall-to-wall closets, ample room for a California king bed, and a luxurious ensuite featuring a tiled, walk-in shower. The two additional bedrooms are spacious and bright, each equipped with large closets and sharing a generous main bathroom. You'll find beautiful hardwood floors throughout the home, except in the kitchen, which has cork flooring, and the bathrooms, which feature durable vinyl flooring. The thoughtfully designed lower level includes a professionally finished space with a custom Murphy bed, a laundry area, and additional storage - an ideal retreat for guests. Enjoy the comfort of newer air conditioning and a furnace, ensuring you stay cool in the summer and cozy in the winter! Pets are welcome with approval, and the unit also includes a newer washer and dryer for ad...

Foyer 6.08 Ft x 13.42 Ft

Living room 17.42 Ft x 12.33 Ft

Family room 17.42 Ft x 9.25 Ft

2pc Bathroom 4.75 Ft x 4.83 Ft

Kitchen 8.42 Ft x 11.08 Ft

Dining room 9.00 Ft x 12.75 Ft

Bedroom 8.25 Ft x 13.00 Ft

Bedroom 8.83 Ft x 12.25 Ft

Primary Bedroom 14.83 Ft x 11.17 Ft

3pc Bathroom 7.33 Ft x 5.58 Ft

Storage 6.42 Ft x 30.00 Ft

Laundry room 9.42 Ft x 11.58 Ft

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

Listing Presented By:



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CIR

REALTY

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AB,

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Hall 7.75 Ft x 14.58 Ft

Furnace 5.00 Ft x 11.58 Ft

4pc Bathroom 7.33 Ft x 5.08 Ft