



2245 77 Street Calgary Alberta

\$729,900

Located in one of the most desirable Southwest Estate communities, the Arcola Townhomes By Truman is just minutes from the Aspen Landing Shopping Centre, Westside Rec Centre, Calgary Transit and LRT, world-class schools, parks, and pathways. Truman built energy efficient with a timeless design and a maintenance-free exterior. Step through your front door into a spacious living room, kitchen and dining room featuring wide plank LVP and high gloss Carrera-style ceramic floor tile. The kitchen has polished quartz countertops, full-height tile backsplash, under-cabinet lighting, Whirlpool Stainless Steel Appliances, and a gas stove. There is also space for an office nook or dry bar off the kitchen. Enjoy the evening sun or morning coffee from your large covered balcony off the dining room. The ample windows provide a light and airy feel throughout the main and upper floors. Upstairs, you will find a spacious primary retreat with a spa-inspired ensuite and walk-in closet, two additional good-sized bedrooms with vaulted ceilings, a four-piece bath and a laundry room. Downstairs, you will find the mechanical room and a triple car garage (double plus tandem), allowing ample parking and storage. This fabulous home has Central Air, designer lighting, and custom bedroom blackout blinds. Take advantage of the opportunity to live in this vibrant community today! (id:6769)

2pc Bathroom 5.00 Ft x 5.83 Ft
 Dining room 13.58 Ft x 9.58 Ft
 Kitchen 15.33 Ft x 11.67 Ft
 Living room 14.08 Ft x 12.50 Ft
 4pc Bathroom 8.08 Ft x 4.92 Ft

4pc Bathroom 7.17 Ft x 9.67 Ft
 Bedroom 9.33 Ft x 12.67 Ft
 Bedroom 9.42 Ft x 12.67 Ft
 Primary Bedroom 11.33 Ft x 15.33 Ft
 Other 7.42 Ft x 6.33 Ft

Listing Presented By:



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<http://www.simplyhomescalgary.com/>



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REALTY

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