



## 287 Southhampton Drive Calgary Alberta

\$359,900

Welcome to your new home at Prairie Meadows! Rare listing in this well run complex in a great location. Just minutes to Macleod Trail, Deerfoot and Stoney, walking distance to schools, parks, shopping and C-Train! This townhome offers the perfect blend of comfort and style with its three spacious bedrooms, ideal for families or professionals seeking ample living space. As you step inside, you're greeted by a warm and inviting atmosphere, enhanced by freshly applied paint that lends a modern touch throughout the entire home. On the left of the entrance is a large living room with wood burning fireplace and patio doors direct to the front yard. One of the highlights of this home is its patio, providing an outdoor space (with secure storage shed included) where you can unwind after a long day. The kitchen has plenty of storage, stainless steel appliances and a good sized dining area. There is a 2 piece bathroom on the main floor. Upstairs, each of the three bedrooms offers ample closet space with a walk-in closet in the primary bedroom. With plenty of room for furniture and personal touches, you can truly make each bedroom your own. Upstairs you'll also find the 4 piece bathroom. The basement features plenty of storage (and even a hidden storage area behind a bookcase!), washer/dryer and newer hot water tank. There is also large rec area with a window (not currently legal egress). Excellent location in Southwood offers easy access to a variety of amenities, including shopping centers, restaurants, and both public and separate Junior High schools, as well as the designated High School close by on Elbow Drive. Whether you're commuting to work or exploring the city, you'll appreciate the convenience of this prime location. (id:6769)

4pc Bathroom 7.08 Ft x 7.58 Ft  
 Primary Bedroom 12.08 Ft x 10.92 Ft  
 Other 3.50 Ft x 4.25 Ft  
 Bedroom 9.75 Ft x 9.00 Ft  
 Bedroom 10.92 Ft x 8.75 Ft  
 Other 13.00 Ft x 17.75 Ft  
 Storage 5.50 Ft x 11.25 Ft

Other 5.17 Ft x 4.83 Ft  
 Living room 13.33 Ft x 14.67 Ft  
 Dining room 13.42 Ft x 9.42 Ft  
 Kitchen 8.08 Ft x 7.67 Ft  
 2pc Bathroom 4.42 Ft x 4.42 Ft  
 Furnace 7.58 Ft x 16.42 Ft

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

Listing Presented By:



Originally Listed by:  
 eXp Realty



CIR

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