



# 610 Greenbriar Common Calgary Alberta

\$599,900

LOCATION is everything, and this sweet 3 level townhouse has it all! Central NW location with easy access east to downtown, and west to the mountains. Children's Hospital, Foothills Hospital, University of Calgary are not far away. WinSport Canada Olympic Park is just 5 minutes away - you can watch the skiers out your kitchen windows! The popular new Greenwich development is a 59 acre master-planned community that includes children's playground, walking trails, dog park and 16 acres of restored Bow River habitat. You can walk to the fabulous new Calgary Farmers Market West and boutique shopping, restaurants and coffee shops. More shops and professional services are planned for the community. This home is the Calla model by Artis, built by Landmark Homes. The 3 level home has 4 Bedrooms, 3.5 baths and a double attached garage giving you 1532 square feet to call home. The stylish package is spotless and easy to keep that way with its low maintenance finishes. The kitchen, living room and dining room are open plan, with a glass panelled balcony on each end. Follow the sun with the balconies - one balcony is south-facing off the kitchen, the other is north-facing off the living room. The laundry room is conveniently located near the kitchen. On the upper level are three bedrooms with a 4-piece bath with soaking tub shared with two bedrooms. The spacious primary bedroom has a 3-pce ensuite and walk in closet. The 4th bedroom and ensuite are located on the entry level. The 4th bedroom could also be used as a quiet office next to the front door. Ceilings are all 9' and over-height interior doors add to the feeling of spacious grandeur. Air conditioning and energy-efficient heating, plus triple pane windows makes the home comfortable all year long. Privately situated at the back of the complex, well away from highway noise or visibility, yet close to all conveniences. This...

Foyer 2.31 M x 2.16 M  
 Other 3.43 M x 1.52 M  
 Storage 2.21 M x 1.75 M  
 Other 2.46 M x 1.09 M  
 Bedroom 2.79 M x 2.29 M  
 3pc Bathroom 2.24 M x 1.60 M

Laundry room 1.65 M x 1.12 M  
 Other 2.54 M x .79 M  
 Other 2.67 M x 1.50 M  
 2pc Bathroom 1.58 M x 1.55 M  
 Primary Bedroom 4.12 M x 3.48 M  
 Bedroom 3.66 M x 2.77 M

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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**Kitchen** 4.16 M x 3.53 M

**Dining room** 3.91 M x 2.74 M

**Living room** 4.52 M x 3.91 M

**Bedroom** 4.24 M x 2.36 M

**4pc Bathroom** 2.59 M x 1.50 M

**3pc Bathroom** 2.41 M x 1.50 M