



1305 Glenmore Trail Calgary Alberta

\$449,000

Welcome to this private beautifully appointed END UNIT set in building#2 , Hetherington Estates, KELVIN GROVE. Renovated townhome with a BRAND NEW KITCHEN & UNIQUE DESIGNED GRANITE countertops!! BRAND NEW energy efficient stainless appliances. You will LOVE the sliding glass doors leading to a private WEST FACING patio off the kitchen , perfect for morning coffee or evening wine. Freshly painted throughout, also boasts NEWLY RENOVATED main floor bathroom including new cabinets & QUARTZ countertop. The LARGE OPEN CONCEPT living & dining room, looks onto the Private BACKYARD PATIO with a large tree and garden, for complete serenity after a long day. Walking up the staircase with a glass railing to the upper level where you will find the MASSIVE PRIMARY bedroom with a walk in closet. The 4 PIECE bathroom is steps away with a new DEEP SOAKER TUB for deep relaxation & a SEPARATE ENCLOSED SHOWER (ALMOST STEAM LIKE) A good sized second bedroom is down the hall, to fit a queen comfortably. A FULLY FINISHED, FRESHLY PAINTED, BASEMENT, perfect for a workout room & office OR AN EXTRA GUEST ROOM WITH DOOR FOR PRIVACY. Basement also has direct access to the garage. -NEWER WINDOWS & DOORS -NEWER GARAGE DOOR -HOT WATER TANK & FURNACE 2019. UNBEATABLE LOCATION, situated in sought after KELVIN GROVE! WALKING DISTANCE TO ROCKYVIEW HOSPITAL, TOP SCHOOLS & CHINOOK Centre 5 MINUTE DRIVE-10 MIN DRIVE TO DOWNTOWN, 3 BLOCKS TO ELBOW DRIVE, & QUICK ACCESS TO ALL MAJOR CORODORS. PET FRIENDLY -LARGER DOGS WELCOME WITH BOARD APPROVAL. BOOK YOUR SHOWING TODAY:) (id:6769)

Dining room 11.67 Ft x 9.00 Ft

Kitchen 13.42 Ft x 11.50 Ft

Living room 17.33 Ft x 17.17 Ft

2pc Bathroom 5.75 Ft x 5.17 Ft

Primary Bedroom 17.25 Ft x 13.67 Ft

Bedroom 13.42 Ft x 11.50 Ft

4pc Bathroom 12.67 Ft x 5.00 Ft

Family room 10.67 Ft x 9.50 Ft

Recreational, Games room 11.83 Ft x 10.67 Ft

Foyer 6.50 Ft x 3.92 Ft

Listing Presented By:



Originally Listed by:
RE/MAX First



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca