



14 HEMLOCK Crescent 7306 Calgary AB

\$549,000

ABSOLUTELY GORGEOUS 3rd floor, 2 BEDROOM, 2 FULL BATH PLUS DEN CONDO with 2 EAST FACING BALCONIES BACKING ONTO THE SHAGANAPPI GOLF COURSE! GREAT VIEWS! AWESOME LOCATION! PRISTINE CONDITION! Also included are 2 (SIDE BY SIDE), TITLED UNDERGROUND PARKING STALLS! (#147 AND #148) OVER \$35,000 SPENT IN RECENT UPGRADES that include extensive TOP OF THE LINE TRAVERTINE TILE FLOORING, STONE FIREPLACE FACIA AND STONE KITCHEN BACK SPLASH, COMPLETELY REMODELED FAMILY BATH, AND CALIFORNIA CLOSET ORGANIZERS IN THE LARGE MASTER BEDROOM WALK-IN CLOSET! TASTEFULLY DECORATED throughout and recently painted in warm neutral tones! Also included are CORIAN COUNTER TOPS, CURVED RAISED EATING BAR, STAINLESS STEEL APPLIANCES, 9' CEILINGS, IN FLOOR HEATING, IN SUITE LAUNDRY AND A PRIVATE DEN/OFFICE OVER LOOKING THE GOLF COURSE!. The spacious MASTER BEDROOM has a huge 5 PIECE ENSUITE BATH WITH A LARGE SOAKER TUB AND DUAL SINKS PLUS IT'S OWN PRIVATE BALCONY OVERLOOKING THE GOLF COURSE AS WELL! Amenities include a FULLY EQUIPPED GYM, VISITOR GUEST SUITE, PARTY SOCIAL ROOM, CAR WASH, WORKSHOP AND ASSIGNED STORAGE LOCKER. (#46). JUST A SHORT WALK TO THE LRT STATION AND 10 MINUTES TO DOWNTOWN. CLOSE TO BOW RIVER WALKING PATHS, EDWORTHY PARK, SHOPPING AND RESTAURANTS! EASY TO SHOW. FLEXIBLE POSSESSION. GREAT HOME. GREAT VALUE.

Kitchen 14' x 10'6"

Dining Room 13'4" x 10'10"

Living Room 20'8" x 12'10"

Den 10'6" x 10'

Master Bedroom 13'8" x 12'

Bedroom 11'8" x 9'4"



Ray Blanchette

SUTTON GROUP CANWEST

Phone: (403) 461-9208

rayblanchette@shaw.ca



RE/MAX Real Estate (Central)

206, 2411 - 4 street NW , Calgary, AB, T2M 2Z8

Phone: (403) 207-3242

amar@amarcudail.com