



## 1101 84 Street Calgary Alberta

\$289,900

**\*\*OPEN HOUSE SUNDAY AUG. 25 2:00-4:00 pm\*\*** You've got to see this renovated home with luxury vinyl plank throughout. This 16x76, 3 bedroom, 2 bath (ensuite & main) is done with a touch of modern and ready for you to move right in. Newer stainless steel fridge, stove, dishwasher, OTR microwave, washer, dryer and this is just the start. The primary bedroom (room for a king size bed) is at one end of the home with an updated ensuite, stand alone shower, double sink vanity, walk in closet. Two more bedrooms at far end with one that easily fits 2 beds. Newer updated main bathroom has nice soaker tub with new tile surround, new vanity and flooring. The living room is a good size with lots of natural sunlight & is bright & airy. The living room has a feature wall as does the dining area. The upgrades include new paint throughout, lighting, 2 new windows (kitchen & second smaller bedroom), craftsman style front entry door, hot water tank 5 y/o, roof is 8 y/o, 2 air conditioning units that keep the home very cool. The laundry room is good size and accommodates the side by side washer and dryer and still an area for a freezer (the freezer has a dedicated circuit as well). The kitchen is a DREAM kitchen with QUARTZ counters, new backsplash & double stainless undermount sink. No shortage of counterspace and or cupboard space in this kitchen! Add in the skylight and you have tons of natural light in the kitchen area alone. All window coverings are included as well. The yard is fully fenced for pets & kids and in Chateau you are allowed 2 pets be it dogs or cats. Parking accommodates 2 vehicles and visitor parking is right across from the home. Great for guests! Lease fee of \$620 includes water, sewer, snow removal, common area maintenance, garbage pickup, landscaping & full use of the club facilities. There is no age restriction & rentals allowed. f East Hills shopping...

Living room 14.42 Ft x 14.75 Ft

Dining room 7.50 Ft x 11.75 Ft

Kitchen 6.92 Ft x 19.75 Ft

Laundry room 7.17 Ft x 7.67 Ft

Primary Bedroom 14.50 Ft x 10.92 Ft

Other 4.50 Ft x 6.67 Ft

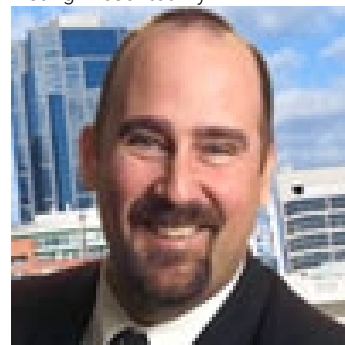
4pc Bathroom 9.58 Ft x 6.75 Ft

Bedroom 12.33 Ft x 8.33 Ft

Bedroom 8.58 Ft x 8.08 Ft

4pc Bathroom 8.42 Ft x 4.67 Ft

Listing Presented By:



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