



## 12625 24 Street Calgary Alberta

\$419,900

WELCOME to this UPGRADED, IMMACULATE 2 Storey Townhouse with MOUNTAIN VIEWS that has 1,304 Sq Ft of Developed Living Space + 642 Sq Ft of Undeveloped Living Space, 2 GOOD-SIZED Bedrooms, 2 1/2 Bathrooms, an attached DOUBLE Garage, w/a Fenced Yard in the Complex of 12625 Tiffany Lanes in the FAMILY-FRIENDLY Community of Woodbine!! It has GREAT Curb Appeal w/a Mature Tree + a Clean Fence that gives extra privacy as you walk up to the front Entrance. Enjoy the Spacious foyer as you're welcomed into the home w/FRESH + Neutral Paint throughout, leading into the LARGE + BRIGHT Living Room incl/HUGE South facing Windows allowing in NATURAL LIGHT, + a Ceiling Height of 15'11", giving it a SPACIOUS feel. The Wood-Burning STONE Fireplace makes it WARM + COZY whether you put up your feet after a long day, or sit and read a book. A PERFECT place to ENTERTAIN Guests w/the connected Dining Room, making entertaining effortless; GATHER w/FAMILY + FRIENDS around the table, making MEMORIES. The Kitchen has RICH Brown Cabinetry, Tiled Backsplash, Newer Countertop, + SS Appliances, making it easy to keep CLEAN, + look ORGANIZED. A private 2 pc bathroom is located past the kitchen, next to the entrance to the DOUBLE Attached Garage, IDEAL for winter parking!! Up the open staircase is the Primary Bedroom, a RELAXING RETREAT that has a LARGE closet + 4 pc EN-SUITE incl/a Soaker Tub to RELAX in while you get away from the Hustle 'n Bustle of the day. A 2nd 4 pc Bathroom sits next to the 2nd Goodsized bedroom. The Bonus Room is a GREAT space for an at Home Office, Playroom, or an additional Living Room!! Heading down to the unfinished Basement, to the left, STORAGE sits underneath the stairs, through the door is your Laundry Room, Utility Room, + a blank canvas to create the space of your DREAMS!! Turn it into a Family Room where you can have Movie or Game Nights together, a Home Gym, or...

Bonus Room 13.92 Ft x 7.92 Ft

Primary Bedroom 16.67 Ft x 10.33 Ft

4pc Bathroom 7.58 Ft x 5.00 Ft

Bedroom 10.67 Ft x 9.00 Ft

4pc Bathroom 7.58 Ft x 5.00 Ft

Furnace 7.92 Ft x 7.33 Ft

Living room 16.00 Ft x 12.33 Ft

Kitchen 10.17 Ft x 7.83 Ft

Dining room 10.67 Ft x 10.42 Ft

Foyer 9.25 Ft x 6.33 Ft

Listing Presented By:



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Other 26.00 Ft x 19.50 Ft

2pc Bathroom 5.25 Ft x 5.25 Ft

Laundry room 7.00 Ft x 7.00 Ft