



# 136 Holmwood Avenue Calgary Alberta

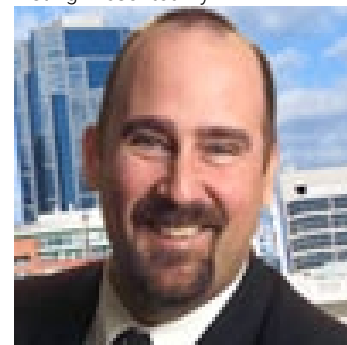
\$699,900

JUST LISTED in HIGHWOOD! Fully finished split level ideally situated on a QUIET CUL-DE-SAC LOCATION and NEARLY 7000 SF PIE LOT! Walking distance to many great schools and 15 MINUTE WALK TO NOSE HILL PARK! This 5 bedroom home has beautiful finishings throughout including a SEPARATE ENTRANCE to the 3rd level, HUGE BAY WINDOW in front living room, dining room with built-ins, CEILING HEIGHT KITCHEN CABINETS, LARGE ISLAND, GRANITE COUNTERTOPS, HARDWOOD FLOORING, and mudroom with BUILT-IN LOCKERS. Upper level has 3 good sized bedrooms and a 4 PCE bath. The lower 2 levels were professionally finished and renovated to the studs. Enjoy the family room with HUGE WINDOWS and WOOD BURNING STOVE. HOME OFFICE has 2 workstations with built-in file drawers. The double detached garage is large enough to fit any sized truck! So many extras in this home - CENTRAL AIR CONDITIONING, newer high efficient furnace with 4 zones, heated bathroom and laundry floors, ensuite steam shower, driveway for 3 vehicles, huge deck, the list goes on and on! \$699,900. This property is priced to sell and will not last long! (id:6769)

Primary Bedroom 15.25 Ft x 9.75 Ft  
Bedroom 11.08 Ft x 7.75 Ft  
Bedroom 12.83 Ft x 9.75 Ft  
4pc Bathroom 9.17 Ft x 5.00 Ft  
Bedroom 12.50 Ft x 11.00 Ft  
Bedroom 10.83 Ft x 10.67 Ft  
4pc Bathroom 17.17 Ft x 6.42 Ft  
Office 12.83 Ft x 7.83 Ft

Furnace 15.25 Ft x 7.83 Ft  
Family room 16.67 Ft x 13.92 Ft  
Laundry room 14.50 Ft x 7.92 Ft  
3pc Bathroom 7.92 Ft x 5.75 Ft  
Kitchen 20.42 Ft x 12.67 Ft  
Living room 22.58 Ft x 15.25 Ft  
Dining room 12.58 Ft x 9.42 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)

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