

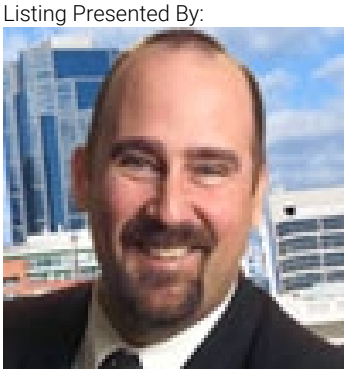
140 Glamis Terrace Calgary Alberta

$419,000

PRICE REDUCED ...A very Rare opportunity in the very popular Glamis Terrace complex. Listings and Sales in this complex happen very infrequently which in realtor terms is an indication of stability and satisfaction of the title holders. This entire complex has less than six units with the Luxury of a WALKOUT basement..... and only two in the complex that deliver a walk out basement in an END UNIT. The Bonus here is one EXTRA BAY Window for a total of three. (more natural light and only one common wall). Step out of your lower level to a south facing private, fenced back yard under the shade of a row of trees and with a dream deck for your enjoyment. Soaring ceilings, a stone faced mantle, wood burning fireplace are only part of the joy of the second floor. From there, walk out to a spacious balcony the overlooks your walkout deck. The kitchen, complete with spacious dining area has several recent updates to the cupboards along with beautiful granite countertops and an abundance of counter-space. Adjacent to the kitchen is the Formal dining room that overlooks the living room. For a buyer having trouble sleeping in the same bedroom as your partner, we have the solution. The bedrooms in three bedroom homes are obviously 'smaller' but how about waking up 'rested' , in a home with basically TWO MASTER BEDROOMS. The main bedroom has a complete Wall of closets. I challenge any potential buyer to open those closets and you will have proof positive of how impressivly clean and meticulous this seller lives. This home has been very well maintained including newer casement style windows along with new window coverings, newer kitchen sink/facet and garburator. Should three bedrooms be on your wish list, in this home the lower walkout level that is currently being used as a home office, could be transitioned into the third or guest bedroom. The attached single family ga...

Living room 17.33 Ft x 13.00 Ft
Kitchen 10.42 Ft x 8.83 Ft
Eat in kitchen 9.67 Ft x 8.58 Ft
Dining room 11.33 Ft x 10.33 Ft
2pc Bathroom 4.92 Ft x 4.75 Ft
Primary Bedroom 16.17 Ft x 14.67 Ft
Bedroom 14.42 Ft x 11.17 Ft
3pc Bathroom 7.17 Ft x 5.25 Ft
4pc Bathroom 7.17 Ft x 8.42 Ft
Recreational, Games room 13.75 Ft x 13.08 Ft
Storage 4.17 Ft x 3.50 Ft

Listing Presented By:



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