



# 15 Southdale Bay Calgary Alberta

\$679,900

DON'T MISS OUT! Absolutely charming 3 level split on a huge sunny southwest pie lot (846 sq mtr) with a 27x21 ft heated garage. Very open floor plan with dramatic vaulted Cedar ceilings. Newer windows throughout plus a brand new high efficiency furnace & lots of low maintenance flooring. Gourmet kitchen featuring an island with breakfast bar, pantry, farmers sink & extensive custom cabinetry. The main floor includes a family sized dining area & a huge great room. Upstairs are 3 bedrooms including a king size master with double closets & a luxurious new 4 piece en-suite with soaker tub. There is a second 4 piece bath conveniently located on this level as well. The lower level includes a huge family room, a spacious den, separate laundry room and access to a large crawl space with lots of shelving for storage, This heated garage is the ultimate man cave with custom lighting, a separate electrical panel, 50 amp service & 4 charging outlets for electric vehicles. The outdoor space includes a private deck, poured patio with firepit, 2 RV pads & a storage shed. Situated in a quiet keyhole cul-de-sac facing a park and within walking distance to all levels of schooling. Close to shopping, transit and the LRT. (id:6769)

Laundry room 12.92 Ft x 5.00 Ft  
Den 13.00 Ft x 9.58 Ft  
Family room 18.18 Ft x 13.00 Ft  
Kitchen 11.00 Ft x 11.00 Ft  
Dining room 11.00 Ft x 9.19 Ft  
Great room 17.59 Ft x 14.34 Ft

4pc Bathroom .00 Ft x .00 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Bedroom 10.01 Ft x 8.27 Ft  
Bedroom 13.32 Ft x 8.17 Ft  
Primary Bedroom 13.25 Ft x 12.01 Ft

Listing Presented By:



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RE/MAX Landan Real Estate

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