



## 21258 Sheriff King Street Calgary Alberta

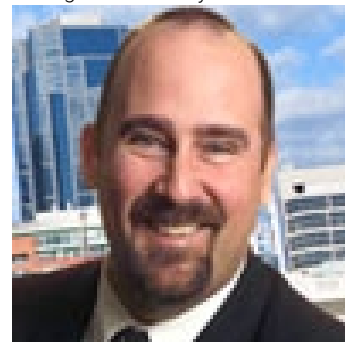
\$640,099

The brand new and beautiful 'Wicklow' built by Brookfield Residential is one of the most popular models for a reason. Featuring 3 bedrooms, 2.5 bathrooms, a flex / office space and a bonus room + an undeveloped basement that provides endless options, this move-in ready home is perfect for downsizers, professionals, investors or a small family! This new semi-detached home (no condo fees) has warm grey tone vinyl plank flooring flowing throughout the main level. Timeless light cabinetry flows throughout the home including the expansive kitchen complete with a suite of stainless steel appliances, a large corner pantry with plenty of storage and a central island with additional seating space. The kitchen overlooks the dining area and a wall of windows and patio doors overlook the backyard. The large living area is located at the front of the home and has a wall of west-facing windows that allow natural light to pour through the home all day long. A 2pc bathroom and side entrance that leads to the basement and backyard complete the main level of this home. The upper level has a central bonus room that separates the primary suite from the secondary bedrooms. The large primary bedroom is complete with a full ensuite that has a walk-in shower, private water closet and dual sinks as well as a large walk-in closet. Two more bedrooms, a full bathroom and conveniently located laundry room complete the upper level. The basement awaits its new owner's imagination and has the perfect space for a basement suite (subject to City of Calgary permits and approval) if desired, or it could be developed to include a bedroom, bathroom and large recreation space. A private backyard and double parking pad complete this beautiful new home. Purchase with peace of mind - this home includes builder warranty and Alberta New Home Warranty! \*Photos are from a show home model and are not an exact r...

Great room 17.08 Ft x 12.92 Ft  
Dining room 7.92 Ft x 13.25 Ft  
2pc Bathroom Measurements not available  
Bonus Room 10.00 Ft x 12.00 Ft  
Primary Bedroom 11.00 Ft x 13.00 Ft

4pc Bathroom .00 Ft  
Bedroom 8.58 Ft x 9.08 Ft  
Bedroom 8.17 Ft x 12.00 Ft  
4pc Bathroom Measurements not available  
Laundry room Measurements not available

Listing Presented By:



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