



## 401 BOTHWELL Drive 44 Sherwood Park AB

\$459,000

WONDERFUL PLACE TO LIVE. Nicely renovated. Meticulously redesigned to reflect current needs of +55 yr. old with exquisite taste. Luxurious granite throughout: from the grand entrance, to kitchen & bathroom counters with gleaming back splash. The posh 5 piece ensuite w/heated floor is perfectly planned w/double sinks, separate shower, spacious tub & quality tiling throughout. Custom closet with built in shelving. Spacious kitchen with cabinets galore, corner pantry & 3 sided gas fireplace shared with living room. Excellent appliances & central AC. Two main floor bedrooms. Lower floor finished with huge den/bedroom/office, new bathroom, games room & laundry room w/newer washer/dryer. This home is bright w/big windows and large south facing deck. Other premier features are LOCATION AND CONDO FEES: walking distance to Super Store, Church, Medical Centre, transit & more. CONDO FEE ONLY \$191 MONTHLY: includes snow removal & landscaping. GUEST PARKING ON THE STREET

Listing Presented By:



Originally Listed by:  
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