



This lovely home has a spacious appeal.

Your welcomed escape and a favourite spot for private time, family fun and informal entertaining.



No hemmed-in feeling in this generously sized living room; and enjoy snuggling up to a roaring fire.



Recent upgrades to the countertops, tile backsplash, flooring, lighting and appliances of stainless steel.



*Welcome to
2139 Lincoln Drive S.W.*



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Overview

Does the house you desire have an outstanding close-in location, all three levels of schools, public, private and Catholic, including St. James Elementary K-9 steps away, and major "Calgary Trails" at your doorstep? This home is situated on an enormous West facing lot and a "to-die-for" rear yard, with rear alley access and an oversized garage measuring 22 X 24. As well, we have additional parking for your all your toys...be it an RV or boat. The spaciousness of the principle rooms are superior, all generously proportioned. This home has recently had an addition of a sunroom with vaulted ceilings, walls of windows drenching this room with sunlight, hardwood floors and a corner fireplace. The kitchen has had numerous upgrades including the flooring, counter-tops, backsplash, lighting...and stainless steel appliances. Less apparent, but just as important is the recent replacements to many windows, and the installation of a newer furnace. We are highlighted with a total of four bedrooms, an "L-Shaped" living room and dining room, and a fully developed lower level which has a spacious family room, third and fourth bedroom and three piece bath.

We have major thoroughfares at our doorstep; public, private and Catholic schools nearby; including St. James Elementary K-9 steps away and numerous shopping options which surround it. Don't miss this opportunity to own a special home, in the heart of the exceptional neighbourhood, North Glenmore Park

Living Room & Dining Room

Upon entering, you will immediately notice a house with a real entrance hall, large and welcoming. Further into the home we are brimming with brightness, as natural light fills the rooms from the large West and East facing windows... and those gorgeous gleaming hardwood floors throughout this entire area. This lovely home has a spacious appeal, large enough for your finest furnishings. The L-Shaped living room and dining room ensures easy entertainment for family and friends...and see no pots and pans from the separate dining area. No hemmed-in feeling in this generously sized living room; and enjoy snuggling up to a roaring fire on those cold winter nights. And, don't miss the view and easy access from these triple patio doors that overlooks the precious West facing front yard and private deck built from "sunfree vinyl" flooring and new aluminum railing...all maintenance free.

Sun Room

Immediately this room will become your welcomed escape and a favorite spot for private time, family fun and informal entertaining. This well planned recent addition boasts banks of windows; North, East and South flooding this room with light; open and airy created by the vaulted ceilings, a corner fireplace and completed with gleaming hardwood flooring.

Kitchen

The kitchen is brimming with appeal and warm livability that makes meal time a happy event everyday. We offer recent upgrades to the countertops, tile backsplash, flooring, lighting and appliances of stainless steel. Notice the volume of cabinetry and counter space as this kitchen has ample convenient work areas and an abundance of storage created by the number of cabinets. The kitchen is large enough to fit a table and chairs for your more casual meals. Finish your final wash-up watching the children as they play in the private backyard with space galore to romp.

Bedrooms = 4

We have a total of four very generously sized bedrooms, two on the main floor and two on the lower level one for the teenager wanting their own space...and one saved for guests. And...those ever popular gorgeous hardwood floors throughout both main floor bedrooms and the hallway accessing them; also notice, the windows recently replaced. This lovely master has mirrored closet doors and a two-piece en-suite...rare for this district.

Bathrooms

Virtually new the main bath has a pedestal sink; lighting surrounding the mirror; ensuring a fully functional 4-piece bath. The two-piece en-suite bath for your private use and the three-piece lower level bath available for your teenager or out of town guests.

Basement

The basement has a large lower family room and is large enough to also have a computer area without compromising the size of the television area. The third and fourth bedroom permits those out of town guests their own private area... and for the teenager of the house. The three-piece bath is conveniently located to the third and fourth bedroom and also the family room. The spacious utility/laundry room offers lots of additional storage.

... No Ordinary Yard

This lot is superior; it is pie-shaped with West exposure. The rear yard has an oversized 22 x 24 garage with RV or boat parking beside it. The size of the yard has not been compromised even with the garage and the addition of the sunroom. Stately flowering trees shade your home and stand guard over your colourful perennial garden...we even have a raspberry patch. The flooring of the front deck is "sunfree vinyl" all surrounded by aluminum railing; all maintenance free.

Conclusion

Hurry! You have everything, all three levels of school close-by, easy access to downtown, transportation at your doorstep, major thoroughfares and a variety of shopping opportunities nearby. Do not hesitate, homes do not often come up in this area and you know you will enjoy this lovely family home for years to come. For more information and additional pictures visit my website at www.calgaryconnection.com or call Real Phaneuf at 249-4322.