



*Spacious eat in Kitchen with tonnes of natural light from the south bay window and the west window over the sink*



*Open living room and formal dining area are highlighted with more bay windows and a wood burning fireplace.*



*The master bedroom has a four piece ensuite bath along with one of the four bay windows found in this home.*

*Welcome to  
28 Gleneagle Place S.W.*



**403-249-4322**

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## *Overview*

Check out this lovely family home, a short drive to the core, in a fantastic location all for under \$400,000. Located on a quiet cul-de-sac, and is steps from a children's playground, and short distance to baseball and soccer fields. What value for a home of this location and condition. This home has been newly painted and offers an efficient layout and practical design allows for spacious open rooms, and the abundance of four large bay-windows generating lots of natural light. Offering a total of three bedrooms up and one down; including a master bedroom with his and her closets and a four-piece en-suite...and a bay-window. On the main level you will find an open and spacious living area with a large bay-window and log-light fireplace and an adjoining dining room. Enjoy time preparing meals in your user-friendly kitchen which includes an abundance of wood cabinetry, sparkling white appliances, a nearby pantry, and a double sink overlooking your frontyard and cul-de-sac. The lower level is developed with the exception of flooring; and offers the fourth bedroom. The rear yard is host to an over-sized single garage which does not compromise the overall size of the yard.

This home offers exceptional value...located in a quiet location in the desirable neighborhood of Glenbrook; with easy access to major thoroughfares and a wide variety of shopping opportunities including Westhills.

## *Living Room*

The living room is spacious with lots of room to arrange your furnishings with ease...and notice the log-lighter gas fireplace; very cozy on those cold winter nights. The bay-window creates an even greater open and spacious area. The combined living room and dining room invites large friend and family gatherings. The dining area is large enough to host a full size family table, and is conveniently located directly beside the kitchen. The foyer is large enough to greet your guests with ease and the closet is conveniently located at the landing.

## *Kitchen & Dining Area*

Meal preparation is a breeze in this ultra functional kitchen. The west facing bay-window creates a very cozy eating area and also floods this area with sunshine. This kitchen offers sparkling full sized white appliances an abundance of cabinetry, counter-tops and a nearby pantry. The large window over the double stainless steel sink overlooks the frontyard and quiet cul-de-sac. The rear door from the kitchen allows easy access to your backyard and oversize single detached garage. This is what homeowners have come to expect today in high-end finishing.

## *Bedrooms & Bath*

We know you will be pleased with the size of these upstairs bedrooms. The master bedroom is large offering a bay-window; dual closets and a four-piece en-suite. The second bedroom has another bay-window creating even greater spaciousness and both the second and third bedroom is generously sized. The four piece bath is conveniently located to the centre of the main floor for easy access from all areas of this lovely family home.

## *Basement & Extras*

With the exception of the flooring the lower level has been fully finished with the fourth bedroom and a room large enough to create two living areas...one for your T.V. the other for your computer area...or you decide.

## *Conclusion*

This home has a great cul-de-sac location in the desirable neighborhood of Glenbrook with close proximity to a multitude of shopping opportunities including Westhills, city transportation, parks and schools. This home offers exceptional value and an easy alternative to townhouse/condo living. **To view pictures or obtain additional information, please visit my website at [www.calgaryconnection.com](http://www.calgaryconnection.com) or call Real Phaneuf at 249-4322.**