



Gleaming hardwood floors are featured throughout most of the main floor.

The combined living room and dining room creates a very spacious area for large family functions.



Enjoy sipped coffee on your private patio; created by the mature trees and bushes separating you from your neighbours.

*Welcome to
116 Westminster Drive S.W.*



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ROYAL LEPAGE
FOOTHILLS

Overview

Does the house you desire have a location close to walking and biking paths, an array of nearby recreational facilities, elementary and junior high schools for the public and Catholic systems including St. Michael's school which is an Elementary and Junior High, easy access to the new west leg of the LRT, and major shopping centers and thoroughfares nearby. If this is what you have been looking for then this one's for you. This affordable home is located on a whisper quiet street, situated on a large East facing lot, with rear alley access and an oversized double garage measuring 25 X 24 with automatic door opener. The home features gleaming hardwood floors throughout most of the main floor, a total of five bedrooms, an "L-Shaped" living room and dining room, and a fully developed lower level which has a spacious family room, and three piece bath. This lovely family home boasts a functional design, and has a large east and south facing picture window flooding this area with natural light. The home has been well maintained, and is home inspection compliant. The roof, soffits and eavestroughs were replaced in 2002, and the house is ready for you to move in. Don't miss this opportunity to own a special home, in the heart of an exceptional neighbourhood.

Living Room & Dining Room

Upon entering, you will immediately notice the brightness of this home, as natural light fills the rooms from the large East facing picture window...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, don't miss the view from this picture window that overlooks the precious East facing front yard. Very enchanting.

Kitchen

The kitchen is brimming with appeal and warm livability that makes meal time a happy event everyday. The countertops, tile backsplash, and flooring are flooded with natural light from the large window and no worry about counter space as this kitchen has ample convenient work areas. The stove and built-in microwave are newer appliances. The abundance of cupboards is evident, including the additional built-in cabinetry surrounding the fridge. Plumbing behind the stove exists for a dishwasher should you choose to have one installed. From the kitchen you have a separate back entrance with room to comfortably access the home from the back door, allowing you to remove those muddy shoes. There is a dining nook and table which can be removed if your wish.

Bedrooms = 5

We have a total of five very generously sized bedrooms, three on the main floor and two on the lower level for the teenager wanting their own space... and even those out of town guests have their own room. And...those ever popular gleaming hardwood floors through all three main floor bedrooms and the hallway accessing them.

Bathrooms

The main bath is a functional 4-piece bath featuring a newer low maintenance one piece molded tub and surround. The master bedroom offers a two-piece en-suite bath and the three-piece lower level bath with a stand-up shower.

Basement

The basement has a large lower family room with the durable and ever popular berber carpeting. This room is large enough to also have a second computer area without compromising the size of the television area. The fourth and fifth 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 fourth bedroom and easily accessible from the family room and fifth bedroom. The spacious utility/laundry room offers lots of additional storage. There is a water softener unit in the basement.

Yard

With the East exposure results in a precious West facing backyard. This yard is fully fenced and landscaped with mature trees and bushes creating significant privacy from your neighbours. The back alley allows easy access to your oversized double detached garage measuring 25 x 24. To the front of the house is a double concrete parking pad and patio. The patio is spacious and invites you to enjoy sipping your morning coffee.

Conclusion

Hurry! You have everything, schools close-by, easy access to downtown, public transportation at your doorstep, a short distance to the new West leg of the LRT, major thoroughfares and a variety of shopping opportunities nearby. Do not hesitate. Homes at this affordable price and in this excellent condition do not often come up in this area and you know you will enjoy this solid home for years to come.

**For more information & additional pictures
visit my website at www.calgaryconnection.com
or call Real Phaneuf at 249-4322.**