

Agents:

# REAL PHANEUF

Status: Active  
Occupancy: Seller  
Type: MLS  
Lock Box: Leni  
Aptmnt: Realtor

Royal LePage Foothills

Bus: 685-2413

www.calgaryconnection.com

E-mail: rphaneuf@lfoothills.com

Rooms: 6  
Bedrooms: 3  
Bathrooms: 2.5  
Taxes: (08) \$2638  
Possession: 60 Days or Neg.

Address:

**2410 – 28 Street S.W.**

District: Killarney  
Number: C027  
Plan 56610 Block 26 Lot 36

Home Size: 1747 sq. ft.  
162.3 sq. m.  
Age: 2005  
Lot: R-2  
Style: 2 Storey  
Ext. Finish: Stone

Floor Finish: Hardwood, Tile  
Carpet  
Heat: Forced air  
Landscaped: Beautifully  
Fenced: Fully  
Parking: Double Detached

Price: \$ 559,900  
Dwnpmt: \$559,900

Family Room: (M) 19' x 16'  
Dining Room: (M) 12' x 12'9"  
Kitchen: (M) 16' x 9'  
Mstr Bedroom: (U) 12' x 13'  
Bedroom: (U) 9' x 11'  
Bedroom: (U) 9'6" x 10'

Family Room: (L) 16'6" x 17'  
Office: (L) 9' x 14'  
Bathrooms: 2 piece (M), 4 piece (U)  
4 piece en-suite  
Basement: Fully Finished

Included in Price: Fridge, Gas Stove, Dishwasher, All window coverings and attachments, Built-in Vacuum System and Attachments, Garage Door Opener and Two Controls

**Highlights & Special Features:** *The level of finishing of this home is superior to its competition. The builder's attention to detail makes this house stand-out, with the pillar accents, the designer cut-outs, rounded edges and all three levels developed. This home sparkles, oozes Pride of Ownership and is truly an inspiring home. The home offers a spectacular open design, yet the plan still allows for a more formal dining room with accenting pillars gracing the doorways. The gorgeous hardwood floors throughout most of the main floor, and a spacious gourmet kitchen with two-tiered counters of thick slabs of granite. The main level has nine-foot smooth ceilings, crown-molding and recessing lighting, as well as a show-piece corner fireplace surrounded by stone and pillars at both ends. The upper floor has nine-foot ceilings and two skylights flooding this level with light. The three bedrooms are generously sized, a master with vaulted ceilings, and openings at ceiling level between the master, closet and en-suite...creating special touches. The lower level is also fully finished to the same quality as the rest of the house, engineered hardwood flooring, three-way fireplace and a level all wired for surround-sound. A virtual tour of this property and more information can be found at [www.calgaryconnection.com](http://www.calgaryconnection.com) or by contacting Real Phaneuf at 249-4322.*