

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@rfoothills.com

Rooms: 9
Bedrooms: 3+1
Bathrooms: 3.5
Taxes: (08) \$2925
Possession: 60 Days or Neg.

Address:

2206 - 33 Street S.W.

District: Killarney
Number: C027
Plan 1670AO Block 12B Lot 23

Home Size: 1855.9 sq. ft. 172.4 sq. m.	Floor Finish: Hardwood, Tile Carpet	Price: \$ 559,900
Age: 2003	Heat: Forced air	Dwnpmt: \$559,900
Lot: R-C2	Landscaped: Fully	
Style: 2 Storey	Fenced: Yes	
Ext. Finish: Stucco	Parking: Double Detached	

Living Room: (M) 10' x 13'	Loft: (U) 8'6" x 10'
Dining Room: (M) 10' x 10'6"	Bedroom: (L) 10'6" x 8'5"
Kitchen: (M) 11'6" x 9'	Family Room: (L) 20' x 10'
Nook: (M) 8'6" x 8'	Storage: (L) 8'10" x 6'5"
Family Room: (M) 15' x 9'	Bathrooms: 2 piece (M), 4 piece (U)
Mstr Bedroom: (U) 20' x 9'6"	5 piece en-suite, 3piece lower
Bedroom: (U) 13'6" x 10'2"	Basement: Fully Finished Walk Out
Bedroom: (U) 11' x 10'6"	

Included in Price: Fridge, Gas Stove, Built-in Dishwasher, Washer, Dryer, All Window Coverings and Attachments, Garage Door Opener and Two Controls, Microwave Hood Fan

Highlights & Special Features: *The level of finishing of this home is superior! We offer a gourmet kitchen with thick slabs of granite counters, maple cabinetry, stainless steel appliances and a nook nearby. Additional touches include rounded edges, nine foot sculpted ceilings, an abundance of windows including a skylight on the upper level, all three levels developed...and a lower level walk-out. All four bathrooms are graced by the maple cabinetry and granite counter-tops. This home sparkles, is truly an inspiring home offering an open design, yet the plan still allows for a more formal rooms. Gorgeous hardwood floors throughout most of the main floor, a three-way fireplace topped with granite, and maple railing with wrought iron spindles are even more fine touches. The three bedrooms are generously sized, a spacious master with bay windows, a luxurious five piece en-suite, and a loft/library. The lower level is also fully finished to the same quality as the rest of the house, a grande-scaled family room, bathroom and bedroom...and a walk-out. A virtual tour of this property and more information can be found at www.calgaryconnection.com or by contacting Real Phaneuf at 249-4322.*