

Agents:

REAL PHANEUF

ROYAL LEPAGE FOOTHILLS

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

403-249-4322
www.calgaryconnection.com
E-mail: rphaneuf@rlfoothills.com

Rooms: 6
Bedrooms: 3
Bathrooms: 2.5
Taxes: (08) \$1,726.00
Possession: Immediate

Address:
131 Hidden Springs Mews N.W.

District: Hidden Valley
Number: C161
Plan: 9512163 Block: 4 Lot: 32

Home Size: 1225 sq feet
Age: 1995
Lot: 30' x 110'
Style: 2 storey
Parking: Double Attached
Ext. Finish: Vinyl

Floor Finish: Carpet, tile,
Hardwood,
Heat: Forced Air
Landscaped: Fully
Fenced: Yes
Fireplace: Gas
Basement: Unfinished

Price: **\$364,900**
Dwnpmt: **\$364,900**
Mortgage:
Interest:
Matures:
L.I.:

Living Room: (M) 12' x 11'4"
Dining Room: (M) 11'4" x 7'
Kitchen: (M) 11'9" x 9'

Master Bedroom: (U) 17'6" x 14'
Bedroom: (U) 9'7" x 7'9"
Bedroom: (U) 9' x 8'10"
Bathrooms: 1-4pce 1-2pce and 1-4pce
en-suite

Included in Price: Fridge, Gas Stove, Dishwasher, Washer, Dryer, All Window Coverings, Washer & Dryer, Hood fan, Garage door open and one control

Highlights & Special Features: Are you looking for a fantastic starter home on the end of a cul-de-sac with one of the biggest south exposure yards with a double attached garage...look no further, this home offers all of this. The home has numerous special features including ceramic and hardwood flooring throughout the main floor. A oak kitchen with a gas stove and eating bar, a huge south facing deck with a pad for a hot tub should you wish. The great room concept gives you lots of openness, highlighted with a gas fireplace. Don't miss the phantom screen door that leads to a huge 19'6" x 15'6" south facing deck overlooking one of the largest back yards in the neighbourhood. The upper floor has a total of three bedrooms with attention paid to the master bedroom. The master is very spacious and has an en-suite bath and a walk-in closet to match the size of this room. Most of the rooms have connections for phone, cable and networking. Within blocks of this wonderful home are elementary schools, playground, and transportation, and major thoroughfares at your doorstep. This is an exceptional home with many extras, don't hesitate. Contact Real Phaneuf at 685-2413 or view a virtual tour at www.calgaryconnection.com.

