

Agents:

REAL PHANEUF

ROYAL LEPAGE FOOTHILLS

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

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

Rooms: 6
Bedrooms: 3 + 1
Bathrooms: 1.5
Taxes: (09) \$2117.54
Possession: 10 days or neg.

Address:
28 Gleneagle Place S.W.

District: Glenbrook
Number: C043
Plan: 7911241 Block: 1 Lot: 21

Home Size: 1150 sq feet
Age: 1979
Lot: Pie Shaped
Style: Bungalow
Parking: Single
Detached
Ext. Finish: Vinyl

Floor Finish: Laminate,
Carpet, Lino
Heat: Forced Air
Landscaped: Fully
Fenced: Yes
Fireplace: Wood burning
gas light
Basement: Finished

Price: **\$389,900**
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Mortgage:
Interest:
Matures:
L.I.:

Living Room: (M) 12' x 11'8"
Dining Room: (M) 10'5" x 11'8"
Kitchen: (M) 10'3" x 11'6"
Master Bedroom: (M) 13' x 10'6"
Bedroom: (M) 11' x 10'

Bedroom: (M) 8'9" x 10'
Bedroom: (L) 12' x 11'3"
Rec Room: (L) 21' x 10'
Bathrooms: 4 piece main, 4 piece en-suite

Included in Price: Fridge, (Gas Stove as is), Dishwasher, All Existing Window Coverings, Washer & Dryer, Freezer, Hood Fan, Garage Door Opener and One control

Highlights & Special Features: *An affordable home located at the end of a quiet cul-de-sac and only steps away from a children's playground, and a short walk to soccer fields, baseball diamonds and schools. A well designed and practical layout allows for spacious open rooms, and the four large bay-windows fill the home with natural light. This home offers a total of 3+1 bedrooms; the master bedroom includes a 4-piece en-suite and his and her closets. On the main level you will find an open and spacious living and dining area with a large bay window and highlighted with a gas-light wood fireplace. Enjoy time preparing meals in the spacious eat-in kitchen which includes wood cabinetry, a bay-window, a nearby pantry, and a double sink overlooking your front yard and the cul-d-sac. The lower level only needs carpet to finish. The backyard is nicely landscaped and has an oversized single garage. Contact Real Phaneuf at 403-249-4322 or view additional information at www.calgaryconnection.com*