

Agents:

REAL PHANEUF

Status: **Active**
Occupancy: **Seller**
Type: **MLS**
Lock Box: **Leni**
Apptmnt: **Realtor**

Royal LePage Foothills
Bus: 685-2413
www.calgaryconnection.com
mail: rphaneuf@rlfoothills.com

Rooms: **8**
Bedrooms: **3**
Bathrooms: **2-4Pc, 1-2 Pc**
Taxes: **(09) \$3921**
Possession: **60 Days or Negotiable**

Address:

2217 Vimy Way S.W.

District: **Garrison Woods**
Number: **C019**
Plan **0112541 Block 10 Lot 16**

Home Size: 2121 sq. ft. 197 sq. m.	Floor Finish: <i>Hardwood, Carpet, Tile</i>	Price: \$955,000
Age: 2002	Heat: <i>Forced Air</i>	Dwnpmt: \$955,900
Lot: R-1	Landscaped: <i>Fully</i>	Mortgage: Treat as Clear
Style: 2-Storey	Fenced: <i>Yes</i>	Interest: Title
Parking: Dble Detached	Fireplace: <i>Gas</i>	Matures:
Ext. Finish: Stone & Stucco	Basement: <i>Unfinished</i>	L.I.:

Dining Room: (M) 14' x 9'10"	Master Bedroom: (U) 16'6" x 12'10"
Living Room: (M) 16' x 13'	Bedroom: (U) 12' x 10'6"
Kitchen: (M) 14' x 8'4"	Bedroom: (U) 12' x 10'6"
Family Room: (M) 10'4" x 10'4"	Bathrooms: 4 piece en-suite, 4 piece upper, 2piece main

Included in Price: **Fridge, Stove, Built-in Dishwasher, Microwave/Hoodfan, Garage door opener and two controls, All window coverings and Attachments, Washer, Dryer**

Highlights & Special Features: *This uncompromising home of the highest quality and modern features while retaining a slice of history in the middle of Calgary's most exclusive inner city neighbourhoods. Elegance welcomes you with a grande foyer offering soaring ceilings, crown-molding; hardwood flooring and arched entrances to the more formal combined living and dining room. The chef-inspired kitchen has an abundance of cabinetry granite counters and an island with an extended counter creating a casual eating area. The great room is located directly beside the kitchen and a wall of windows with exposure to your backyard. The upper level continues with the exceptional craftsmanship; a luxurious master bedroom retreat with vaulted ceilings, a large picture window and 4-piece en-suite and a 2nd and 3rd bedroom generously proportioned. The exterior continues with the same quality, stamped concrete sidewalk in the backyard and superior landscaping. To view a virtual tour, and further information go to: www.calgaryconnection.com or contact Real Phaneuf at 249-4322.*