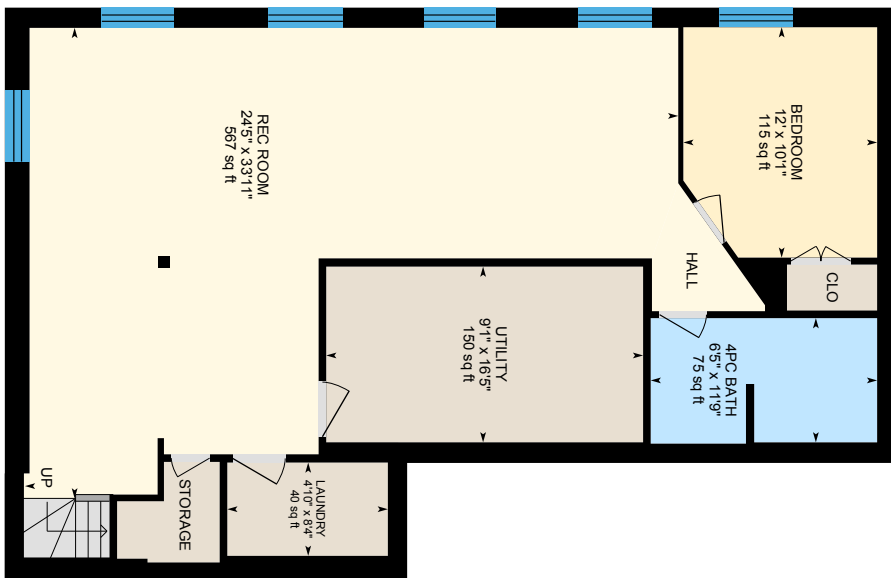


Main Floor
Exterior Area 1188.64 sq ft



Basement (Below Grade)
Exterior Area 1207.93 sq ft



Welcome Home To

4031 GROVE HILL ROAD SW



Chris Zaharko
Associate

ROYAL LEPAGE
Benchmark
INDEPENDENTLY OWNED AND OPERATED, BROKER

Phone: 403-874-0424
www.zaharko.com - chris@zaharko.com

Top 1% Nationally



Don't miss out on this fantastic home in the desirable neighbourhood of Glendale! Over 2,300 sq ft of finished living space in this 4 bedroom, 2 bathroom bungalow, situated on a huge 60' x 130' lot. This home is bright and open with large windows and a clean white palette throughout. The main floor is perfectly set-up for entertaining! Overlooking the backyard and open to the dining area and living room, the kitchen has granite counter tops, stainless steel appliances, recessed lighting and nice size breakfast bar. The living room with beautiful bay window and gas burning fireplace is great for entertaining with direct access to the back deck. There are 3 nice sized bedrooms and 5 pc bath complete this level. The fully developed basement provides a rec room large enough for a pool table and entertainment area. Also found in the lower level are a 4th bedroom, 4 pc bath, laundry room and storage areas. The SW facing backyard is full fenced with mature trees for added privacy. Enjoy the sun on the large deck or tuck into the shade on the private patio. Steps from Turtle Hill Park and the Glendale Community Centre where you can enjoy tennis and the outdoor rink. Walk to Westbrook C-Train Station and Killarney Aquatic & Recreation Centre. Minutes to downtown and all the amenities, shops and restaurants of 17th Ave SW.



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MLS:	A2051271
Year Built:	1954
Subdivision:	Glendale
Type:	House
Class:	Detached
Taxes:	\$5,119.00/2022
Size:	2,300 SqFt Finished Living Space

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