

Welcome Home to

2316 Erlton Place SW



Chris Zaharko
Associate

ROYAL LEPAGE
FOOTHILLS
INDEPENDENTLY OWNED & OPERATED



Office: 403-249-4322
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Top 1% Nationally



Welcome to River Run. This executive condo in Erlton has been gutted from top to bottom, and over \$100,000 in renovations have been done. Brand new custom kitchen with exotic granite, custom cabinets with soft-close drawers, brand new s/s appliances, a large centre island, raised eating bar AND long built-in buffet provides LOTS of counter and cabinet space. Hardwood and porcelain tile on the main. Ceilings have been skimmed. Fresh paint throughout. New carpets. Solid core doors. Brand new front windows. The second level features a large master with 5-pc ensuite - tiled spray shower, dual sinks, quartz counters and under-cabinet lighting. Convenient 2nd floor laundry and a den/2nd bedroom. Stairway features a tempered glass railing. Upstairs is a master retreat/bonus room with walk in closet, 3pc ensuite and gas fireplace. The basement has storage room w/built-ins, cold area, and convenient access to the double attached garage. Walk to Lindsay Park, Talisman centre, Shops on 4th & much more!





List Price: \$774,900
 MLS: C4032735
 Year Built: 1999
 Total SqFt: 1,905
 Taxes (2014): \$4,275/2015

Goods Included: Gas Stove,
 Refrigerator, Dishwasher, Hood
 Fan, Microwave Hood Cover,
 Microwave, Intercom, Washer,
 Dryer, All Window Coverings,
 Garage Control, Garage Opener

Living Room:	4.55 x 3.76	M
Kitchen:	5.59 x 3.56	M
Dining Room:	3.76 x 3.17	M
Master Bdrm:	5.16 x 4.24	U
Bdrm 2:	5.51 x 4.57	U
Bdrm 3:	5.51 x 3.35	U





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