

# FEATURES OF THIS HOME

## MAIN LEVEL:

- Stone wood burning fireplace
- Hardwood
- Upgraded pot lights
- Flat ceilings

## KITCHEN:

- Renovated 2015 (\$25,000)
- Upgraded appliances
- Full tiled backsplash
- Custom built in wine rack
- Soft close drawers
- Upgraded faucet and sink

## UPPER LEVEL:

- Updated bathroom
- New carpet

## LOWER LEVEL:

- Updated tile with in-floor heat

## OUTSIDE:

- Exterior upgrades completed 2010 (\$45,000)
- New roof
- Updated hardie board siding
- Innotech European tilt & turn windows
- Extra exterior insulation throughout- 1 inch
- Fully landscaped

## COMMUNITY:

- Off Leash Park
- Playgrounds
- Schools
- Surrounded by green space
- Easy access to Sarcee Trail, Bow Trail, and Old Banff Coach Road
- Close proximity to LRT & Downtown



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