

FOR SALE!

## 9971 WARREN ROAD SE



*Presented By:*

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CIR REALTY®

#144, 1935 - 32nd Ave NE  
Calgary, AB T2E 7C8

*A place to call home...*

The first thing you will notice walking in to this fabulous home is the great usage of space and its wonderful open concept layout. The updated, gourmet kitchen is also showcased by the massive island for entertaining, stainless steel appliances, gas range, an under mount sink, quality kitchen cupboards and granite counter tops. Adjacent to the kitchen you will find the large dining area. The main floor features three large bedrooms including master retreat with lots of closet space and a private ensuite bathroom. The fully finished basement offers two large bedrooms a full bathroom and a second family room with a wet bar. Some of the many upgrades include, new high efficiency furnace, hot water tank, roof, stucco and stone siding, vinyl windows, doors, baseboards, flooring and the list goes on! This home is a MUST see! Within walking distance to the LRT, Southcentre mall, library, parks, Trico centre and schools. Call to view your new home today!

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