

# NEWINFILLS

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## 2629 GRANVILLE STREET SW | FEATURES & UPGRADES

### MAIN FEATURES

- 2-Storey Infill Townhome with Legal 1-Bedroom Basement Suite
- Built by Zenith Group
- 2,272 Square Feet of Developed Living Space (1,625 Square Feet Above Grade)
- 3 Bedrooms (2 Up, 1 Down)
- High-End Finishings Throughout
- Private, Fully Fenced Rear Concrete Patio
- Single Detached Garage Stall
- Located in Glendale, Close to Parks, Schools, Shopping and Transit

### MAIN FLOOR

- 9-Foot Flat-Painted Ceilings Throughout
- Luxury Vinyl Plank Flooring
- Spacious Foyer with Front Closet
- Large Living Room with Gas Fireplace and Large Window Overlooking Front Street
- Central Kitchen Features an Island with Bar Seating, Oversized Single Basin Sink, Quartz Counters, a Stainless Steel Appliance Package including a Gas Stove, Built-in High-End Cabinets, a Coffee Bar Station, and Matte Black Plumbing Fixtures
- Formal Dining Area with Large Window Overlooking Private Patio
- Discrete 2-Piece Powder Room with Tiled Flooring
- Tiled Mud Room Provides Access to Rear Patio

### UPPER FLOOR

- 9-Foot Ceilings Throughout
- Luxury Vinyl Plank Flooring
- Dual Primary Bedroom Layout, each with a 4-Piece Ensuite and Large Closets
- Each Ensuite Features Dual Vanities with Undercounter Sinks, Quartz Counters, a Fully-Tiled Stand-up Shower, Tiled Flooring, and Matte Black Plumbing Fixtures
- Laundry Closet with Side-by-Side Washer/Dryer, Overhead Storage Shelf and Tiled Flooring
- Convenient Hallway Linen Closet

SELLER RESERVES THE RIGHT TO MODIFY ANY SPECIFICATIONS WITHOUT NOTICE

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403.269.8267 | **RE/MAX House of Real Estate**

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## 2629 GRANVILLE STREET SW | FEATURES & UPGRADES

### **BASEMENT SUITE**

- Separate, Private Entrance
- 647 Square Feet of Fully Developed Living Space Below Grade
- 8.6-Foot Ceilings Throughout
- Luxury Vinyl Plank Flooring
- Large Living Room/Dining Area
- Peninsula Kitchen Features Stainless Steel Appliance Package, Quartz Counters, Single Basin Stainless Steel Sink, and Bar Seating
- Spacious Bedroom with Large Egress Window and Large Closet
- Full 4-Piece Bathroom with Fully Tiled Tub/Shower Combo and Tiled Flooring
- In-suite Laundry Closet with Stacked Washer/Dryer

### **PLUMBING, HEATING, & ELECTRICAL**

- High-Efficiency Furnace (Main Home)
- Heat Recovery Ventilation Unit (Main Home & Basement Suite)
- Hydronic In-Floor Heating (Basement Suite)
- Communal Heating System (Shared Boiler)
- Sump Pump

### **EXTERIOR**

- Low-Maintenance Brick, Hardie Board and Stucco
- Low-Maintenance Rear Concrete Patio (Main Home)
- Sunken Private Front Concrete Patio (Basement Suite)
- Single Detached Garage Stall (Main Home)
- Additional Secure Bike Storage

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