

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2021
Frontage (ft):	15.00	Bathrooms:	2	Age:	3
Lot Area (sq.ft.):	3,500.00	Full Baths:	2	Zoning:	RMU
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,000.00
Rear Yard Exp:	West	Maint. Fee:	213.60	For Tax Year:	2023
View:	Yes			P.I.D.:	903-027-199

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	Side
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,Visitor Parking
Rain Screen:	Full	Locker:	No
Renovations:		Units in Dev:	109 - Total Units in Strata: 109
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	First Nations Lease
Fuel/Heating:	Electric,Forced Air,Geothermal	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed	Fixtures Rmvd:	Yes

View:	Yes : Mountains
Mgmt. Company:	
Complex / Subdiv:	Malloway Village
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 417 CSLR108391
Amenities:	Air Cond./Central,Club House,In Suite Laundry,Tennis Court(s),Wheelchair Access
Site Influences:	Adult Oriented,Central Location,Gated Complex,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Microwave,Vaulted Ceiling
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	26'9 x 12'7			
Main	Kitchen	12'5 x 8'4			
Main	Primary Bedroom	15'5 x 12'5			
Main	Walk-In Closet	4' x 4'			
Main	Bedroom	11'5 x 10'8			
Main	Den	9'3 x 9'3			
Main	Laundry	5' x 4'			

Finished Floor (Main):	1,500 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,500 sqft	Crawl/Bsmt Height:	4'			
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,500 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Discover the epitome of luxury living at this recently reduced property! Featuring an impressive great room design that seamlessly blends the living, dining & kitchen areas, perfect for effortless entertaining. The expansive primary suite offers a generous bedroom, custom California closet, ceiling fan, built in fireplace & luxurious ensuite bathroom with double sinks & an oversized shower. A spacious den welcomes you upon entry, ideal for work or leisure. The hallway leads to an accessible full-size bathroom & a bright second bedroom with two windows & lots of closet space. \$45K in builder upgrades: professional high-end appliances, premium flooring, extended patio, sidewalks & custom storage loft in the garage, this home is a must-see. Owners 45+ (kids 19+). It's time to make a move!