

Depth/Size (ft):	Irregular	Bedrooms:	4	Approx. Year Built:	2011
Frontage (ft):	36.00	Bathrooms:	5	Age:	13
Lot Area: (sq.ft.)	4,676.00	Full Baths:	3	Zoning:	RF12
Flood Plain:		Half Baths:	2	Gross Taxes:	\$6,354.91
Rear Yard Exp:	West			For Tax Year:	2023
View:				P.I.D.:	028-167-741

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Water

Legal: LT29 SEC19 TWP8 NWD PLAN BCP43779

Amenities: None

Site Influences: Cul-de-Sac,Golf Course Nearby,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'2 x 12'2	Above	Bedroom	12'4 x 11'6
Main	Kitchen	15'3 x 9'8	Above	Bedroom	12'4 x 10'5
Main	Eating Area	16'2 x 12'8	Bsmt	Family Room	13'1 x 10'4
Main	Family Room	15'8 x 12'8	Bsmt	Kitchen	9'5 x 5'10
Main	Laundry	7'6 x 5'6	Bsmt	Dining Room	9'8 x 7'11
Main	Pantry	5'6 x 3'4	Bsmt	Bedroom	11'2 x 11'2
Above	Primary Bedroom	15'1 x 13'	Bsmt	Storage	9'8 x 6'11

Finished Floor (Main):	1,241 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,047 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	874 sqft	Suite:	Legal Suite	Above	4	No
Finished Floor (Total):	3,162 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished	Bsmt	2	No
Grand Total:	3,162 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Solid rich hardwood floors through the main floor. Spacious open plan with 10ft ceilings providing loads of natural light. A large kitchen with lots of maple cabinets and granite counters with counter lighting. A great island with an overhang for seating, s/s appliances and pantry unit. The huge living room has a gas fireplace, built-in shelving and french doors to a sundeck. A 2nd gas fireplace in the family room. Laundry room on the main floor with a bonus storage room or walk-in pantry. Primary bedroom has vaulted ceilings, a "Juliet" balcony, his and her walk-in closets plus a spacious en-suite. Two other bedrooms up with one having a sundeck. A legal suite. Lovely multi-tiered backyard with brick patios and backing onto green space. Located high in a quiet cul-de-sac with great views.