

**3112 107 Avenue SW
Calgary, Alberta****MLS # A2252485****\$689,900**

Division:	Cedarbrae		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,758 sq.ft.	Age:	1976 (49 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Driveway, Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Low Maintenance Landscape, Pr		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Storage, Tankless Hot Water, Vinyl Windows		

Inclusions: Second refrigerator

This well-maintained, family-ready home is on a quiet street and steps from green spaces. Upgrades include vinyl windows, metal roofing, a 5-piece ensuite, on-demand water heater, and an oversized double garage plus front driveway and rear RV parking. This home is bright, open, and inviting throughout, with space for all ages. Right from the big foyer and front living room with warm natural light, you will know this is the home for your family. The main floor features 2 family spaces, a central kitchen, large dining room and a bedroom suited for older family members. The cozy family room with gas fireplace flows straight onto the private rear deck great for bar-b-ques. There is also a bathroom and main floor laundry to complete the functionality. The upper level has 3 bedrooms large enough for queen beds, and a spacious main bathroom. The primary bedroom is off to one side and complete with an Ikea wardrobe and a practical 5-piece ensuite. On to the basement… there is a huge, 30-foot-long recreation room, the 5th bedroom, and a large storage/flex space with built-in shelving. The tucked-away utility room has even more storage space. This big lot is suited for all your needs. Starting with the peaceful sun-drenched front deck, the outdoor space flows to front and back lawns, a side yard great for a dog run, and fenced-in RV parking space that can easily be changed to a garden or play space. The oversized garage is complete with shelving and has easy alley access. This is a low-traffic street with direct access to schools, sport fields, the community center, and other amenities. Walking distance are more schools, shopping, Rapid Transit Bus stops, Southland Recreation Centre, and South Glenmore Park. Just a little further major shopping, C-Train, and main roads with quick access to downtown and a getaway to the mountains. Come see this functional home and

peaceful location and take advantage of the value in the lifestyle it offers.