

<b>Depth/Size (ft):</b>	irreg 126'	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1989
<b>Frontage (ft):</b>	25.00	<b>Bathrooms:</b>	3	<b>Age:</b>	35
<b>Lot Area: (sq.ft.)</b>	10,212.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RF
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,254.46
<b>Rear Yard Exp:</b>	West			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	013-443-135

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Lane
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>	No	<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	3 - Fuel: Electric,Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Fibreglass	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	EAGLECREST
<b>Services Connected:</b>	Natural Gas,Sanitary Sewer,Storm Sewer
<b>Legal:</b>	LOT 97, SEC 9, TWP 8, NWD PLAN 80761
<b>Amenities:</b>	
<b>Site Influences:</b>	Cul-de-Sac,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Security - Roughed In,Storage Shed,Vacuum - Roughed In
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	11'9 x 9'11	Above	Recreation Room	20'3 x 12'4
Main	Dining Room	13'2 x 11'6	Above	Primary Bedroom	16'11 x 13'
Main	Family Room	17'2 x 12'10	Above	Bedroom	11'7 x 9'9
Main	Foyer	6'2 x 6'8	Above	Bedroom	11'5 x 9'2
Main	Kitchen	16'6 x 16'7	Above	Storage	20'3 x 4'
Main	Living Room	17'1 x 13'3			
Main	Laundry	5'11 x 5'3			

<b>Finished Floor (Main):</b>	1,374 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,048 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	3	Yes
<b>Finished Floor (Total):</b>	2,422 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl,None			
<b>Grand Total:</b>	2,422 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

EAGLECREST- EXECUTIVE NEIGHBORHOOD - WALK TO PARKS, SCHOOL & TRANSIT. 4 BEDROOM, 3 BATH HOME located on Quiet 10,212 sqft Culdesac lot features updated kitchen w/gas range, granite counters, entertainment-size Island w/wet bar sink, pantry. Multiple skylights allow lots of natural light. Other updates inc maple floors, roof (2014) Furnace (Dec 2022), Air Conditioning, crown & lighting. Main floor bedroom PLUS huge Rec Room/Craft Room upstairs w/elect Fireplace & extra storage. Primary bedroom boasts full ensuite w/oversize shower & make-up desk. Covered patio/entertainment area off Family room accesses Level, fenced, western exp backyard w/storage shed. Double garage PLUS RV PARKING.