



Varsity

\$550,000 #275, 4037 – 42 Street, SW

Be transported from the city to an idyllic vision of life at the lake – this spacious townhouse is nestled between two beautiful water features so that when you step onto your huge deck it's like stepping into the country! Spectacular, renovated 1967 s.f (2 bdrms + den) townhome situated in desirable Shaganappi Estates: just moments from Market Mall, two hospitals & the U of C., near parks & golf courses and a quick commute DT! It's an end unit

with a very private backyard complete with the tranquil sounds of a fountain & babbling brook. This home has been renovated with such quality details as natural stone slate flooring imported from California, rich hardwood floors, new carpet, renovated bathrooms and more. The main floor offers a dramatic living room with high ceilings and fireplace, a gorgeous powder room, a designer kitchen with beautiful granite countertops & upgraded stainless

steel appliances, and a tasteful raised dining area which looks out onto a sunny private deck with direct access to a beautifully landscaped greenbelt with ponds and fountains. Upstairs a large, sun-filled master bedroom adjoins a luxurious ensuite with slate flooring & jetted tub. There is a 2nd bedroom as well as a large, open den with sliding doors to a big balcony. There is a single attached garage. This home must be seen to be appreciated.

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