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MONTREUX



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TREMBLANT WAY, SW

RE/MAX[®]
HOUSE OF REAL ESTATE

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This wonderful home features a convenient flex room (with rich hardwood flooring) which could easily accommodate a dining room set or a home office, whichever suits your family's needs best.



The open plan kitchen boasts hardwood flooring, chic subway tile backsplash and granite countertops, a large centre island, stainless steel appliances (including a gas stove) and loads of storage in a walk-thru corner pantry and espresso-coloured cabinetry.

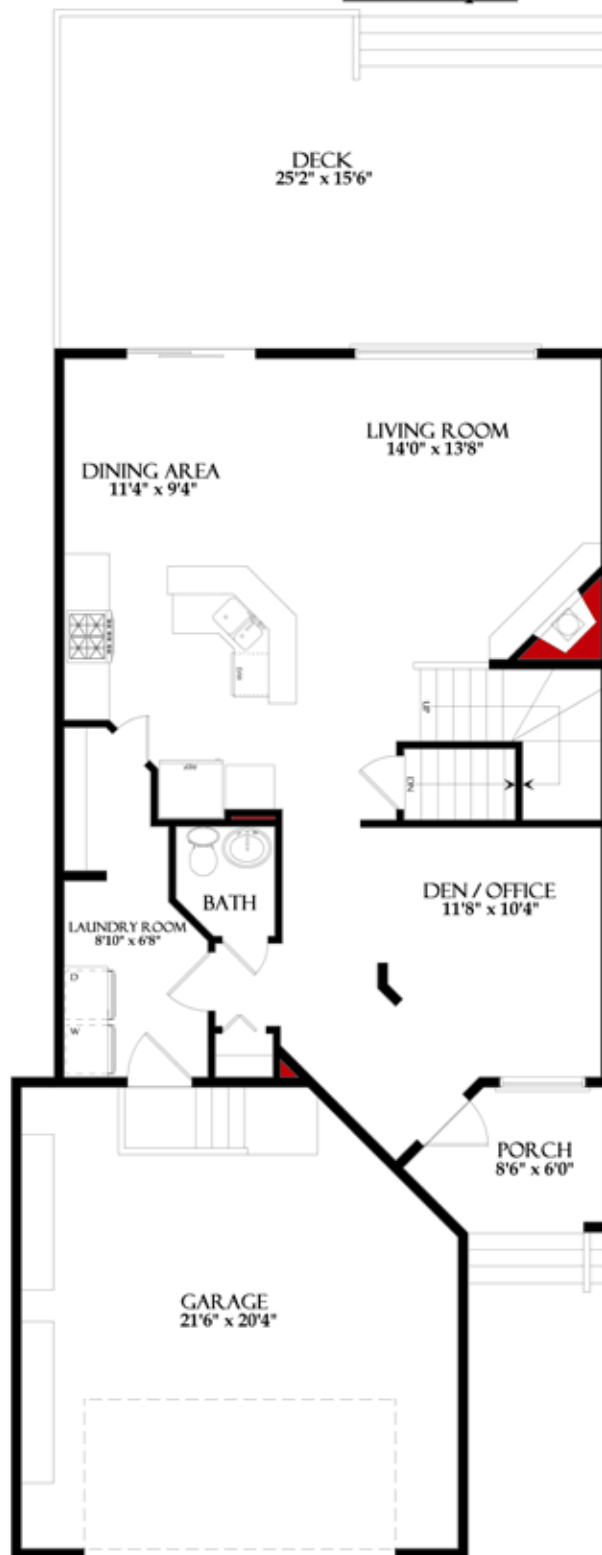


Allow your dinner guests to retire to the great room while you tidy up after dinner. The corner gas fireplace, with tile facing, provides a cozy ambiance in the cold winter months.

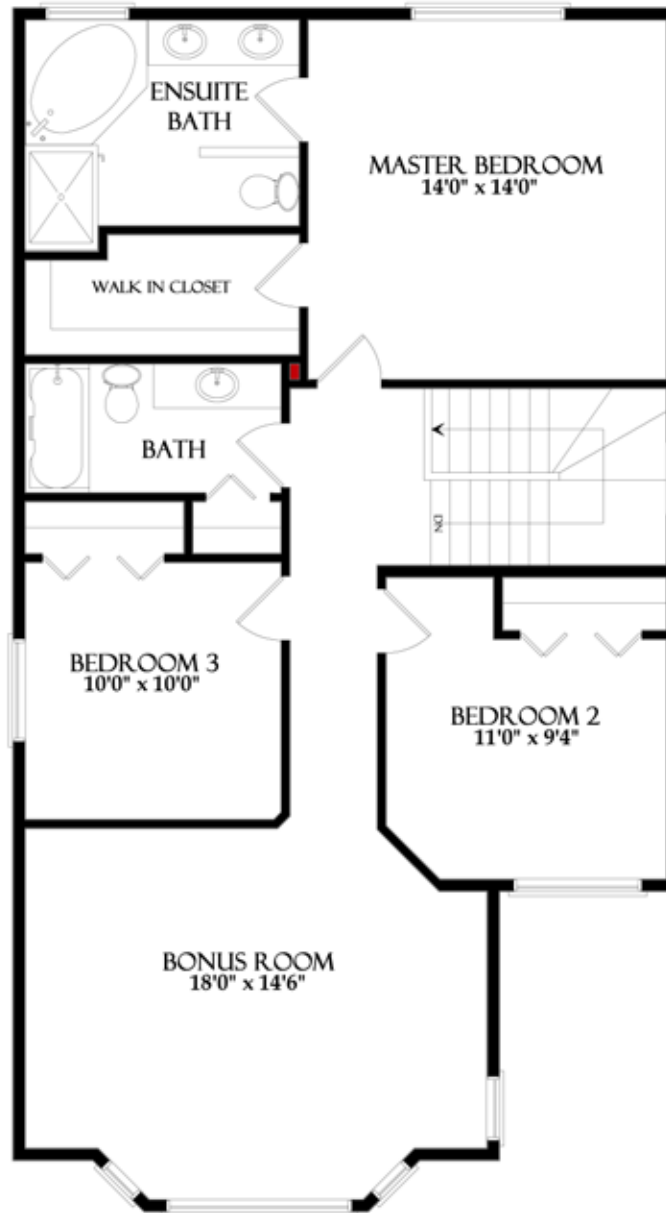


The wonderfully bright master bedroom promises to be your private oasis after a hard day's work. Soak away your troubles in the deep corner soaker tub in the adjoining 5-piece ensuite bath.

TOTAL - 2022.44 Sq.Ft.
MAIN LEVEL - 904.44 Sq.Ft.



UPPER LEVEL - 1118.00 Sq.Ft.





The bonus room is perfect for setting up an entertainment centre. Host movie nights for family and friends or simply curl up with a good book and relax in this beautiful space.



The upper level is host to 3 bedrooms including this one, with stylish two-tone paint in neutral colours, large closet with built-in storage, lush carpeting and a modern light fixture.

PROPERTY FEATURES

District:	C065 - Montreux	MLS:	C3504675
Legal:	Plan 0611299, Block 9, Lot 41	Rooms:	7/3 with Flex Room
Zoning:	DC (pre 1P2007)	Taxes:	\$3,058 (2011)
Occupancy:	Seller	Year Built:	2006

Style:	2 Storey	PRICE:	\$619,000
Lot:	38' x 125' (11.6m x 38.0m)	Front Exposure:	Northeast
Size:	2022 SF (187.88 m2)	Landscaped:	Yes
(Lower):	Partially finished (framing stage)	Fenced:	Yes
Flooring:	Hardwood, carpet, tile	Exterior:	Vinyl siding, stone
Heating:	Forced-Air (1)	Roof Type:	Asphalt shingles
Fireplace:	Yes (1) gas-fuelled	Possession Date:	60 days/negotiable

MAIN LEVEL		UPPER LEVEL	
Flex Room:	11'8" x 10'4"	Master Bedroom:	14'0" x 14'0"
Great Room:	14'0" x 13'8"	Bedroom 2:	11'0" x 9'4"
Kitchen:	11'10" x 11'4"	Bedroom 3:	10'0" x 10'0"
Dining Area:	11'4" x 9'4"	Bonus Room:	18'0" x 14'6"
Bathrooms:	(3) 1 - Two piece, 1 - Four piece, 1 - Five piece ensuite		
Basement:	Full: partially finished (framing stage)		
Parking:	Double attached garage (insulated, drywalled & has custom-built shelving) w/ remote door access (21'6" x 20'4")		

INCLUDED IN PRICE

Stainless steel Maytag kitchen appliances to include: fridge with freezer drawer, dishwasher, gas stove, microwave/hoodfan, garburator. Also included are all window coverings, (1) garage door opener with (2) remotes, lawn sprinkler system, Frigidaire front-loading washer & dryer

REMARKS

Lovely family home, offering over 2000 SF of developed living space, in the Summit of Montreux. The open main floor layout makes entertaining easy. Hardwood runs through most of the main floor. Open flex room makes an ideal den or dining room. The Great Room has a corner gas fireplace with tile surround and views of the large rear yard. The well appointed kitchen boasts stainless steel appliances (including gas stove), walk-thru pantry, granite countertops, under-cabinet lighting and a convenient island with raised breakfast bar. The adjoining dining area has sliding doors to the huge deck that is perfect for entertaining in the bright and sunny, southwest backyard. A powder room and laundry/mud room round out the main level. Upstairs you will find three large bedrooms, including the master bedroom with walk-in closet and full five piece ensuite with tile flooring, corner soaker tub, separate shower and his/her sinks. A four piece main bathroom and a large bonus room, ideal for hosting game night with friends or movie night with the family, completes the upper level. The full basement is partially finished (framing stage) and awaits future development. The deep rear yard is fully fenced and boasts a large deck as well as plenty of space remaining for the kids and family pet to play. Ideally located close to schools, the shops and amenities of both Aspen Landing and West Hills and a short commute to downtown, this home is perfect for your growing family.

"Information concerning this premises is provided as a guideline only; independent advice concerning particular details of importance should be sought"

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SCAN CODE FOR MORE PROPERTY DETAILS & PHOTOS

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