

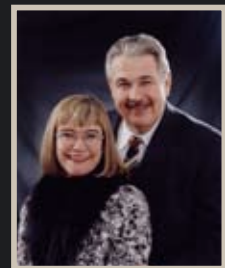
1047 Kerfoot Crescent SW



Beautifully renovated 5 BEDROOM Family Home with fully finished basement and unbelievable yard located on a quiet crescent in Kelvin Grove, close to schools and shopping, yet offering easy access to downtown.



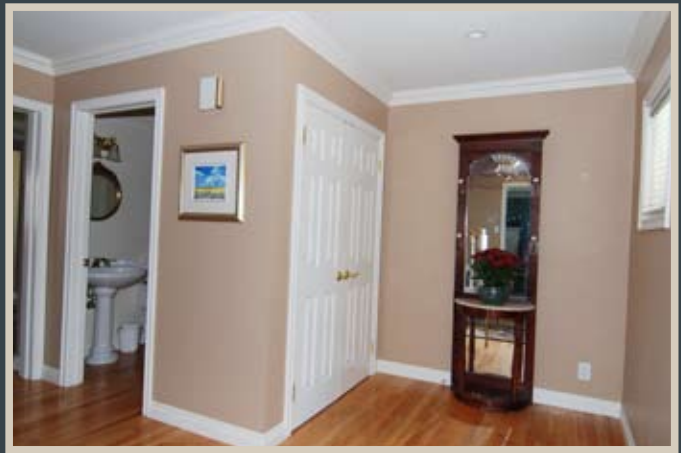
*Ellyn Mendham &
Tom Westcott*
realtors®



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A spacious foyer welcomes you and your guests. Note the hardwood flooring, good sized coat closet, powder room and entry to both the living room and the kitchen area.



This Kitchen is every cook's dream! There are warm custom wood cabinets with tons of built-ins, granite countertops, pot lights and huge windows providing excellent light, convenient breakfast bar, a huge nook area overlooking the back yard plus a well-planned laundry/mud room.



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Entertaining made easy! The formal living room offers a cozy fireplace and the separate dining room will easily accommodate a big dinner party or special family celebration.



Upstairs you will find a Master Bedroom with a 4 piece Ensuite as well as another 4 bedrooms, and a main Bath. If you don't need 5 Bedrooms up there is roughed in plumbing that would allow you to convert the 4th bedroom to the main bath and give space for a spa-like master ensuite.



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What a yard!! There's a huge concrete patio for outdoor entertaining and lots of grassy areas shaded by mature trees.



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<i>Address</i>	1047 Kerfoot Crescent SW			<i>Price</i>	\$ 995,000
<i>District</i>	Kelvin Grove C115			<i>Mortgage</i>	Clear Title
<i>Salesperson</i>	Ellyn Mendham & Tom Westcott				
<i>Phone</i>	403 259 4141				
Lot	80' X 100'	Ext Fin	Acrylic Stucco	<i>RPR / Year</i>	Ordered
Landscap	Yes	Heating	2F-A	<i>Compliance / Yr</i>	Call Listing Realtor
Fenced	Yes, Back	Flooring	Hdwd/Carpet/Lino	<i>Zoning</i>	R -C1
Style	Two Storey	Home Size	2645 sf (245.7 m2)	<i>Taxes 2010</i>	\$6,225.80
Age	1963	Fireplace	1 - Woodburning	<i>L. I. Levy</i>	None Noted
Living Rm	20'4" x 13'	Family Rm	22'11" x 12' 11"	<i>Rooms</i>	10 / 5
Dining Rm	13'5" x 11'4"	Den	7'5" x 5'6"	<i>Possession</i>	30 to 60 Days
Kitchen	16'8" x 12' 6"	Laundry	Main Floor		
Nook	12'4" x 10' 11"				

Bathrooms 3.5) Main - 4 pce, Ensuite - 4 pce, Down - 3 pce, , Powder Room - 2 pce
Bedrooms 5 +1) Master(15' x 12'3"), 2 (12'3" x 10'11") 3 (10'11" x 8'11") 4 (9'11" x 7'7") 5 (11'5" x 11'3")
Basement Fully developed: Rumpus Room, Games Room, Bedroom, Bathroom, Workshop,
Garage Double Attached Front Drive
Included Fridge, 2 Built-In Ovens, Built-in Dishwasher, Kitchen Microwave, Water Softener, Central Vacuum System & Attachments, Garage Door Opener & 2 Controls, Alarm Hardware, All Window Coverings, Downstairs Fridge.

Remarks Beautifully renovated 5 BEDROOM Family Home with FULLY FINISHED BASEMENT and UNBELIEVABLE YARD located on a quiet crescent in Kelvin Grove, close to schools and shopping, yet offering easy access to downtown. Note the new hardwood flooring, AMAZING KITCHEN - custom wood cabinets, upscale appliances, granite counters, breakfast bar plus huge nook area - MAIN FLOOR LAUNDRY/MUD ROOM, formal living and dining rooms and a family room overlooking the huge yard. 5 Bedrooms up, with roughed-in plumbing in the fourth - ready to convert to a kids' bath so the master can have a giant spa-like ensuite if desired. Hurry - don't miss this DREAM HOME!

Owner **S. V. Harris & D.M.Harris** Appointments **Lister** **ALARM** Leni **CBS**

Listed by: **RE/MAX Realty Professionals**

Deposits to Listing Company - Listing company to do Conveyancing

The information given here, although believed to be accurate, is not warranted to be so; although this information is believed to be reliable at time of printing, changes can be made without prior notice. Please check with the Listing Realtor. Information concerning these premises is provided as a guideline only. Independent advice concerning details of importance to the Purchasers should be sought.



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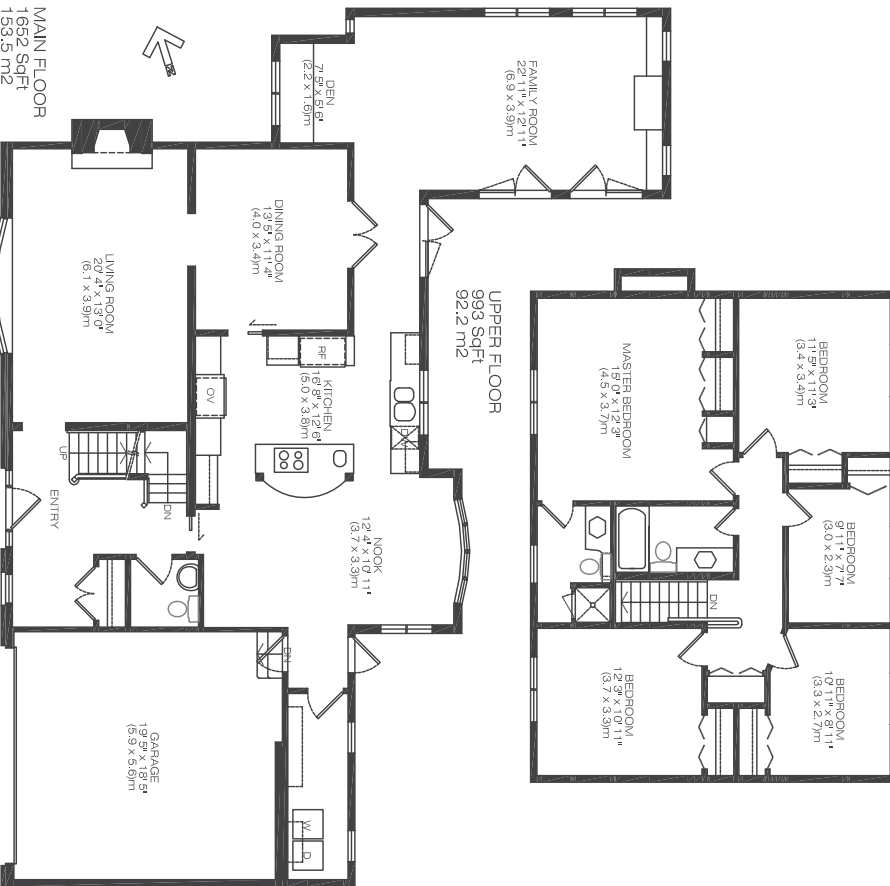
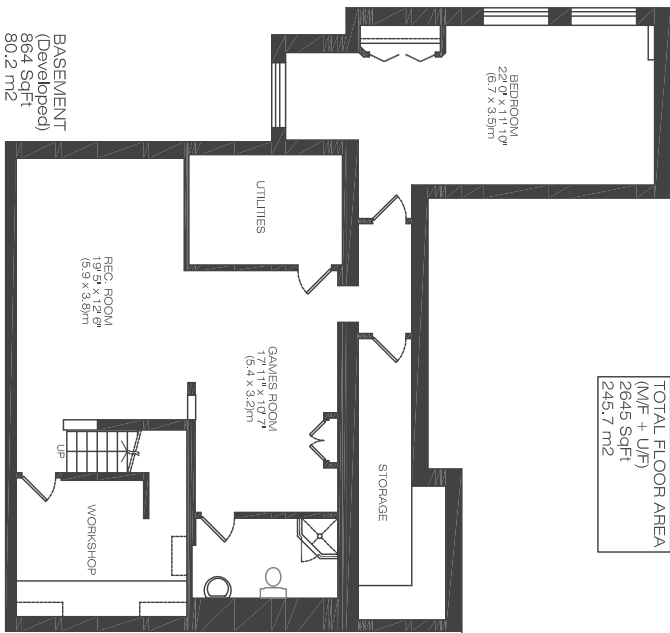
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PREPARED FOR
 ELLYN MENDHAM &
 TOM WESTCOTT
 (RE/MAX PROFESSIONALS)

TOTAL FLOOR AREA
 (M/F + U/F)
 2645 SqFt
 245.7 m²



MAIN FLOOR
 1892 SqFt
 173.5 m²

1047 Kerfoot Crescent
 S.W. Calgary

1.8. UNUSABLE FLOOR PLANS LTD.
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 DIVISIONS ARE ASSIGNED TO BE ACCURATE TO THE
 LARGEST TENTH OF A FOOT
 DIMENSIONS ARE APPROXIMATE. USE UNUSABLE
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 USED FOR LEGAL PURPOSES. PLEASE NOT TO SCALE



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