

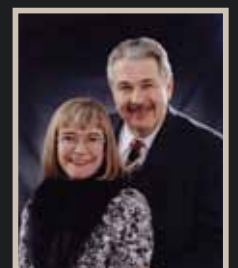
247 Sierra Nevada Close S.W.



Absolutely Charming Two Storey Four Bedroom Home with Wide Front Veranda, Sunny Southwest Yard, and Upgrades Galore!



*Ellyn Mendham &
Tom Westcott*
realtors®



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Gorgeous on-site finished hardwood floors are found through out most of the main floor. Note the 9' ceilings and sunny open plan.



The great floor plan offers a well designed kitchen that opens to the family room and overlooks the backyard.



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Upstairs you'll find 4 spacious bedrooms. The spa-like master ensuite comes complete with separate bath cupboard and the main bath boasts Alder floors and cherry cupboards.



The outdoor living space is ideal. Relax out here on the deck or enjoy a barbecue.



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Address	247 Sierra Nevada Close SW,		Price	\$519,900
District	Richmond Hill - C057		Mortgage	T.A.C.T.
Salesperson	Ellyn Mendham & Tom Westcott			
Phone	403 259 4141			
Lot	36.5' x 115'	Ext Fin	Vinyl	RPR / Year 2003
Landscap	Yes	Heating	1F-A	Compliance / Yr 2003
Fenced	Yes	Flooring	Carpet/Lino/Hdwd	Zoning RC-1
Style	Two Storey	Home Size	2071	Taxes 2011 \$2,780
Age	1996	Fireplace	1 - Gas	L. I. Levy None Noted
Living Rm	15' x 11'8"	Family Rm	21'11" x 13'10"	
Dining Rm	15'2" x 11'7"			Rooms 8 / 4
Kitchen	15'2" x 9'1"			Possession 30 Days / Negotiable
Bathrooms	2.5 - Main - 4pce, Ensuite - 4pce, Powder - 2pce			
Bedrooms	4 - Master (13'7"x11'7"), 2nd (11'8"x10'), 3rd (11'4"x10'4"), 4th (9'7"x8'7")			
Basement	Full Basement			
Garage	Double Detached			
Included	Refrigerator, Stove, Built-In Dishwasher, Hoodfan, Washer & Dryer, All Window Coverings, Bath Cupboard in Ensuite, Garage Door Opener & 2 Controls, Shed, Electric Lawn Mower & Weed Eater, Family Room T.V.			
Excluded	Living Room Wall Hanging & Bracket, Front Foyer Chandelier, Speakers, Plate Rack in Kitchen			
Remarks	<p>WELCOME HOME! ABSOLUTELY CHARMING Two Storey Four Bedroom home situated on a quiet close with SUNNY SOUTHWEST YARD. A WIDE VERANDA greets you when you drive up. Inside youll find GORGEOUS MAPLE HARDWOOD FLOORS FINISHED ON SITE through out most of the main floor, 9 CEILINGS, an UPDATED KITCHEN with island and 1.5 " maple countertops plus upscale stainless appliances. The OPEN PLAN offers living room, a formal dining room, and a kitchen family room area across the entire back of the house that looks over a HUGE DECK AND WELL LANDSCAPED BACK YARD. Upstairs youll find 4 good sized bedrooms. The master has a SPA-LIKE ENSUITE and comes complete with bath cupboard. The main bath has Alder hardwood floors and a cherry custom built vanity. The DOUBLE REAR GARAGE is drywalled and beated.</p>			
Owner	T. Allan & S. Kilby	Appointment	Lister	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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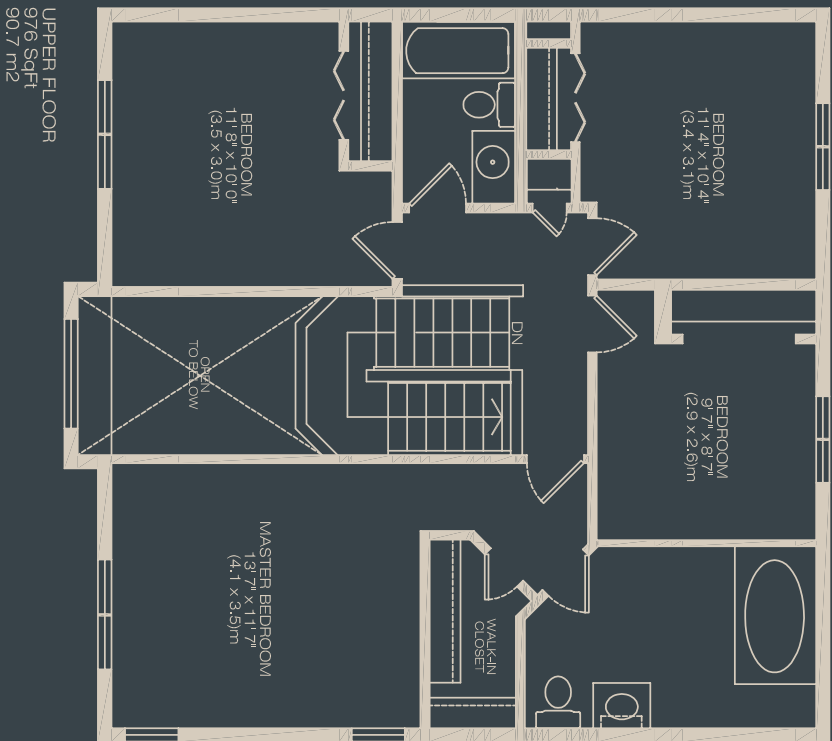
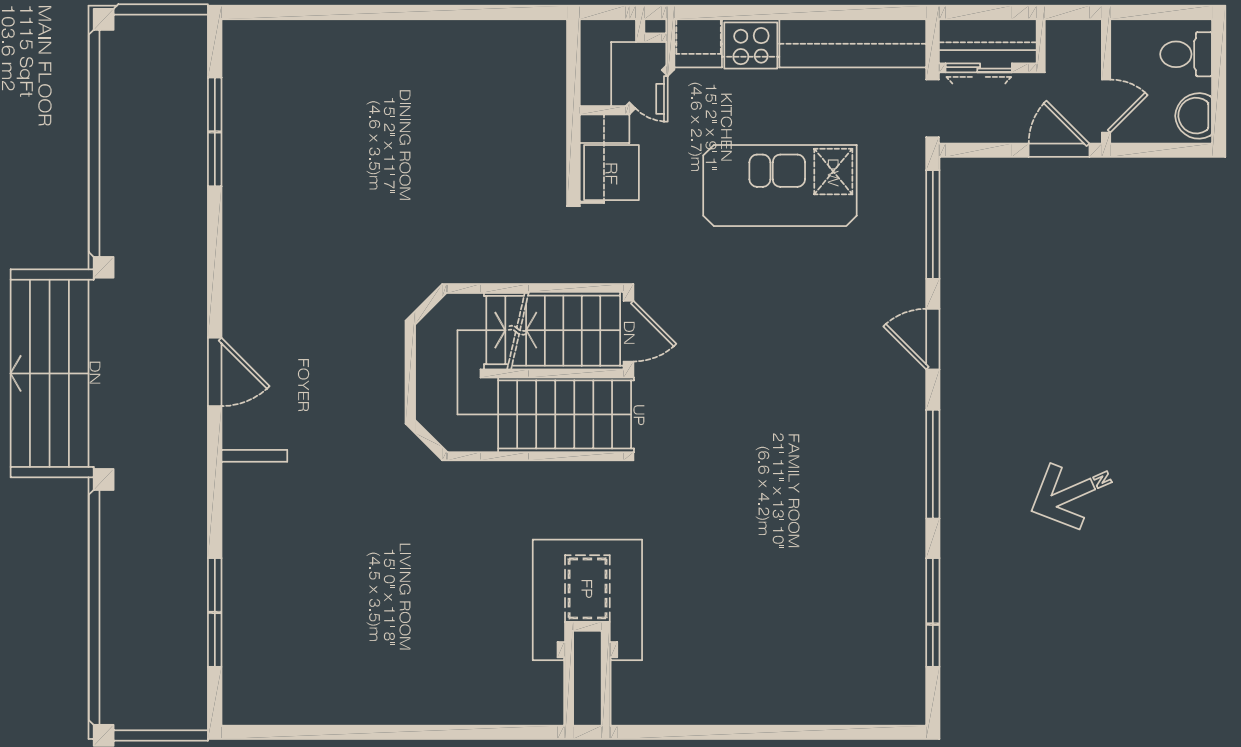
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PREPARED FOR
 ELLYN MENDHAM &
 TOM WESTCOTT
 (RE/MAX PROFESSIONALS)

TOTAL FLOOR AREA
 (M/F + U/F)
 2091 SqFt
 194.3 m²



247 Sierra Nevada Close
 S.W., Calgary

MR. MANSURE FLOOR PLANS LTD.
 403-203-2231
 DIMENSIONS ARE ASSUMED TO BE ACCURATE TO THE
 NUMBERS GIVEN ON EACH PLAN. ALL SIZES ARE
 FINISHED DIMENSIONS UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS TO BE 50% TO STRUCTURE UNLESS
 USED FOR LEGAL PURPOSES. - PLANS NOT TO SCALE.

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