

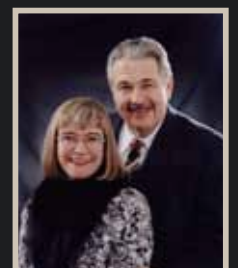
3036 Glencoe Road S.W.



ELBOW PARK GEM! Totally renovated two storey steps from the Glencoe Club, Woods Park and within easy access of downtown. The perfect blend of charm and convenience.



*Ellyn Mendham &
Tom Westcott*
realtors®



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The character has been retained but the new finishes are fabulous! Original fir trim and beams remain but the hardwood floors have been redone and a gourmet kitchen with granite counters , upscale appliances and heated stone floors add convenience.



Heated stone floors welcome you on arrival. Cozy den with ornamental fireplace.



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Upstairs you'll find the charming master suite which offers loads of closet space and a 5 piece ensuite, plus 2 children's rooms and separate bath for the kids.



The basement is finished and offers a wonderful laundry, rec room, bath and guest room.

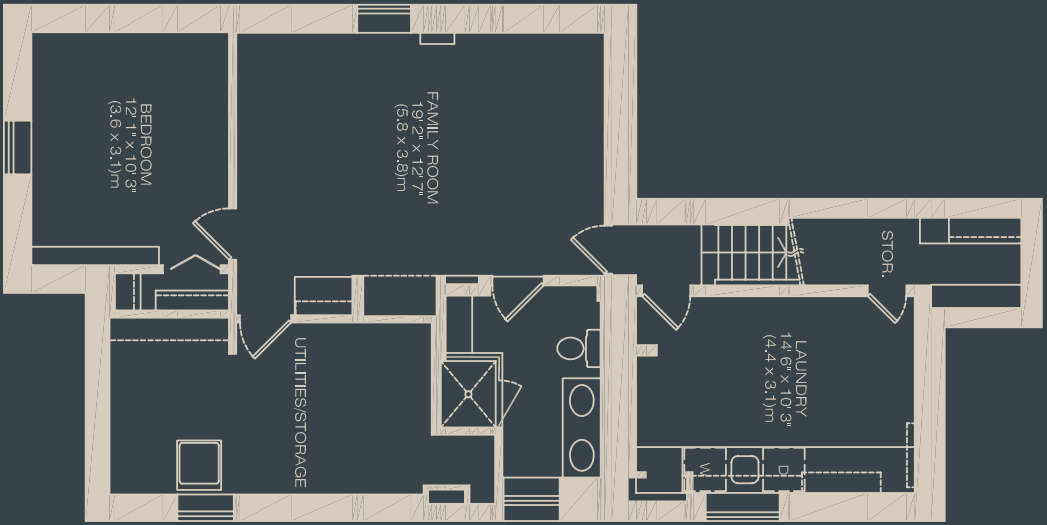


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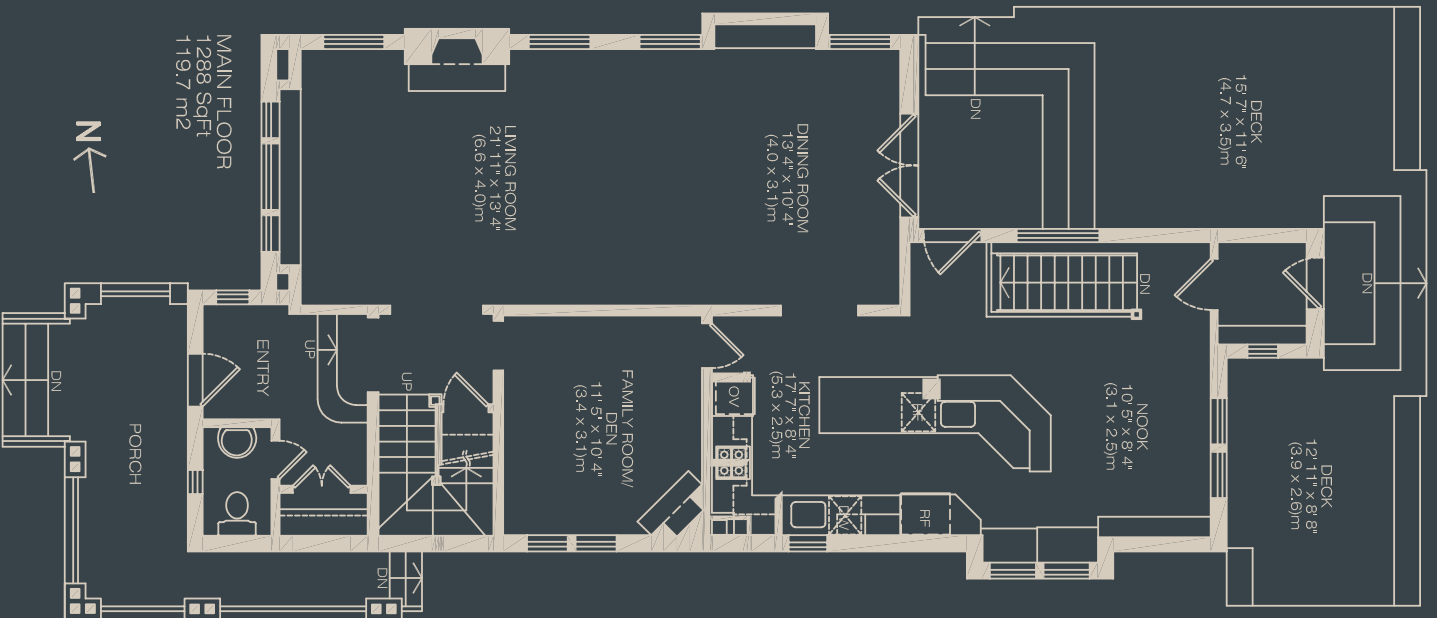
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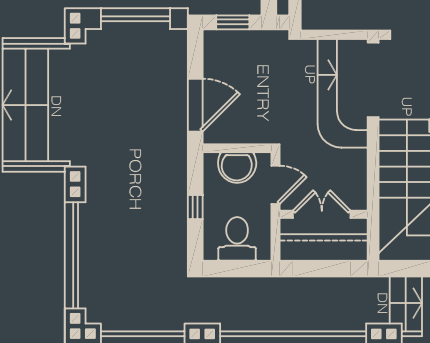
PREPARED FOR
 ELLYN MENDHAM &
 TOM WESTCOTT
 (RE/MAX PROFESSIONALS)



BASEMENT
 (Developed)
 670 SqFt
 62.2 m²



MAIN FLOOR
 1288 SqFt
 119.7 m²



UPPER FLOOR
 1077 SqFt
 100 m²

TOTAL FLOOR AREA
 (M/F + U/F)
 2365 SqFt
 219.7 m²

MR. MEASURE FLOOR PLANS LTD.
 403-603-2231
 DIMENSIONS ARE ASSUMED TO BE ACCURATE TO THE
 NEAREST TENTH OF A FOOT.
 ALTHOUGH BELIEVED TO BE ACCURATE, MR. MEASURE
 IS NOT WARRANTED TO BE SO, AND SHOULD NOT BE
 USED FOR LEGAL PURPOSES. PLANS NOT TO SCALE.

JCM/RTS
 11/07/11

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3036 Glencoe Road
 S.W. Calgary

<i>Address</i>	3036 Glencoe Road SW,			<i>Price</i>	\$1,395,000
<i>District</i>	Elbow Park - Glencoe C005			<i>Mortgage</i>	T.A.C.T.
<i>Salesperson</i>	Ellyn Mendham & Tom Westcott				
<i>Phone</i>	403-259-4141				
Lot	37.5 X 125	Ext Fin	Calcana Siding	<i>RPR / Year</i>	New One Ordered
Landscap	Yes	Heating	FA -1 + Electric	<i>Compliance / Yr</i>	See Lister
Fenced	Partial	Flooring	Hdwd, Stone, Crpt	<i>Zoning</i>	R -C1
Style	Two Storey	Home Size	2365 S.F.	<i>Taxes 2011</i>	\$8,502
Age	1912	Fireplace	1 Gas/1 Decorative	<i>L. I. Levy</i>	\$238.34
Living Rm	21'11 x 13'4	Family Rm	19'2 x 12'7	<i>Rooms</i>	7/3
Dining Rm	13'4 x 10'4	Den	11'5 x 10'4	<i>Possession</i>	March 15/12 - Neg.
Kitchen	17'7 x 8'4	Laundry	Lower		
Nook	10'5 x 8'4				
Bathrooms	3.5) 3 Piece Main, 5 Piece Ensuite, 3 Piece Lower, 2 Piece Powder Room				
Bedrooms	3) Master: 19'1 x 13'7, BR 2: 15'2 x 11'4, BR3: 14'4 x 8'10				
Basement	Fully Developed: Family Room, Bedroom, Huge Laundry, Bath, Utility Room				
Garage	New Double Detached - Drywalled & Heated with Opener and 2 Remotes				
Included	Refrigerator, 2 Cool Drawers, Gas Cooktop, Built-in Oven, 2 Dishwashers, Microwave, Steamer, Filtered Water System, Freezer, Washer, Dryer, Central Vacuum System & Attachments, Garage Door Opener & 2 Controls, All Mirrors, Water Softener, All Window Coverings & Duvet Cover in Master Suite.				
<i>Excluded</i>	Cupboard on wall in 2nd Bedroom				
<i>Remarks</i>	<p>THE CHARM OF YESTERYEAR WITH EVERY MODERN CONVENIENCE! This gracious two storey three bedroom home has been tastefully renovated: note the NEW DENCA KITCHEN with GRANITE, UPSCALE APPLIANCES, heated stone floor. Gleaming HARDWOOD floors, built-in cabinetry, and a GAS FIREPLACE are found in the living and dining rooms. Original fir trim and beams throughout the main floor maintain the original character of this home. Upstairs you'll find a spacious MASTER SUITE with 5 piece ensuite plus 2 children's bedrooms and a 3 piece bath. The basement is fully finished. New double garage. WONDERFUL LOCATION steps from the Glencoe, parks, and with easy access to downtown.</p>				
<i>Owner</i>	D. & C.D. Coffield	Appointments	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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