

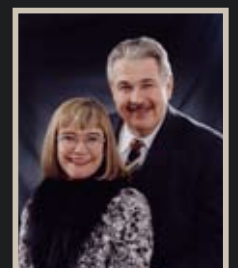
908 Crescent Boulevard S.W.



Britannia Beauty! Spacious Four Bedroom Family Home Totally Renovated from Top to Bottom
Fabulous Location near a huge kids' playground and the ridge overlooking Sandy Beach.



*Ellyn Mendham &
Tom Westcott*
realtors®



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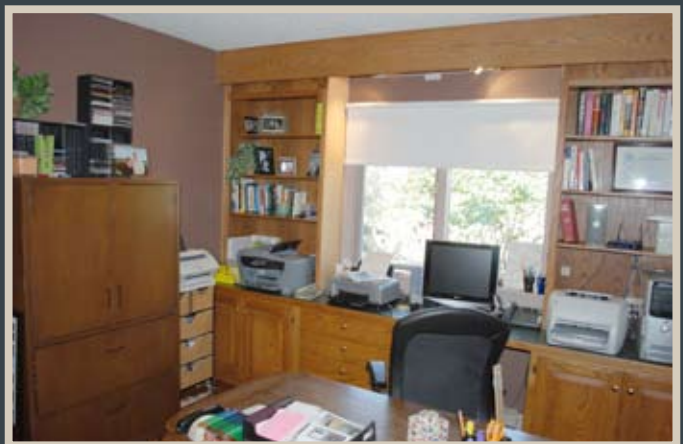
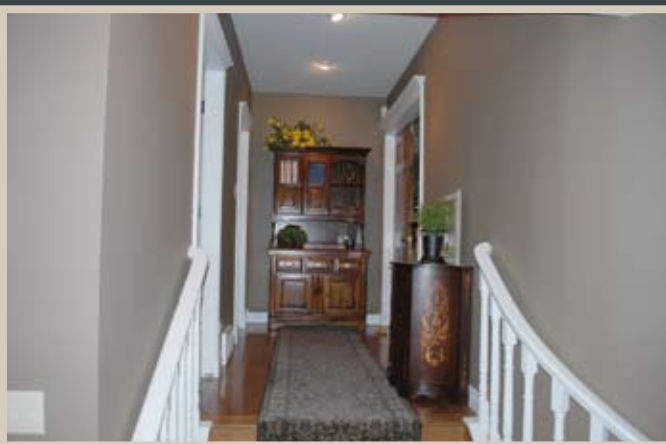
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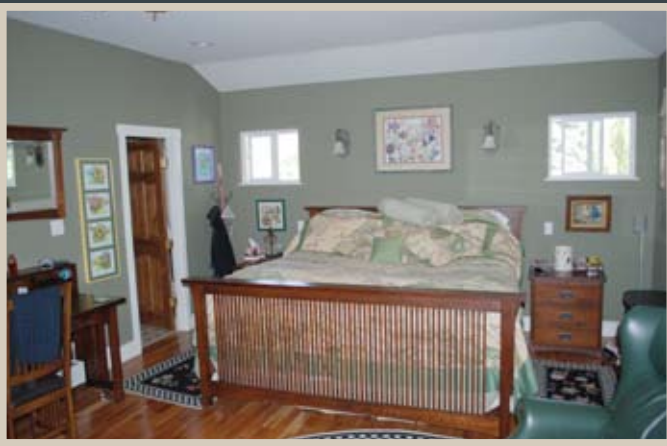
The living and dining rooms are warm and inviting. Notice the dark stained hardwood floors, coved ceilings, marble fronted wood burning fireplace.



The kitchen is heart of this home – ample cupboards and counterspace plus a huge nook area looking out over the back yard with its two level deck and hot tub.



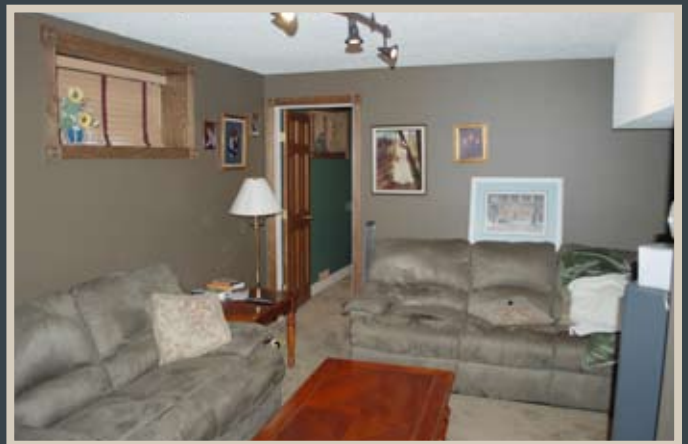
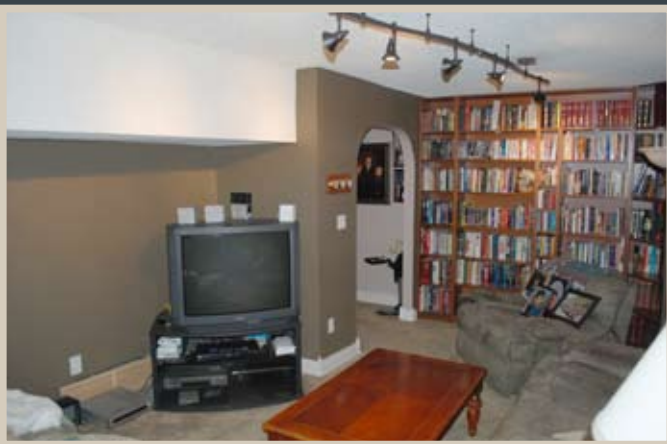
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There are 4 bedrooms upstairs. The master suite features a walk-in closet, balcony, and 3 piece ensuite with a huge shower with double shower heads.



The two lower levels offer great family space – there is an office, rec room, family room, a 3 piece bath with steam shower and another bedroom.

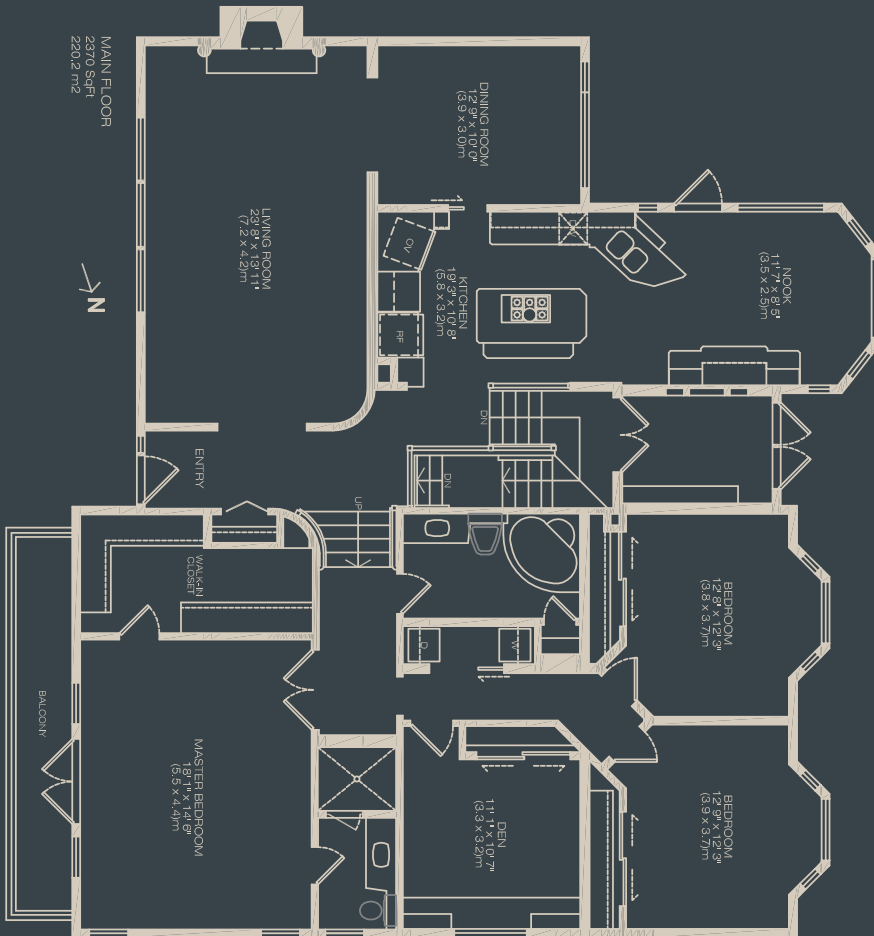
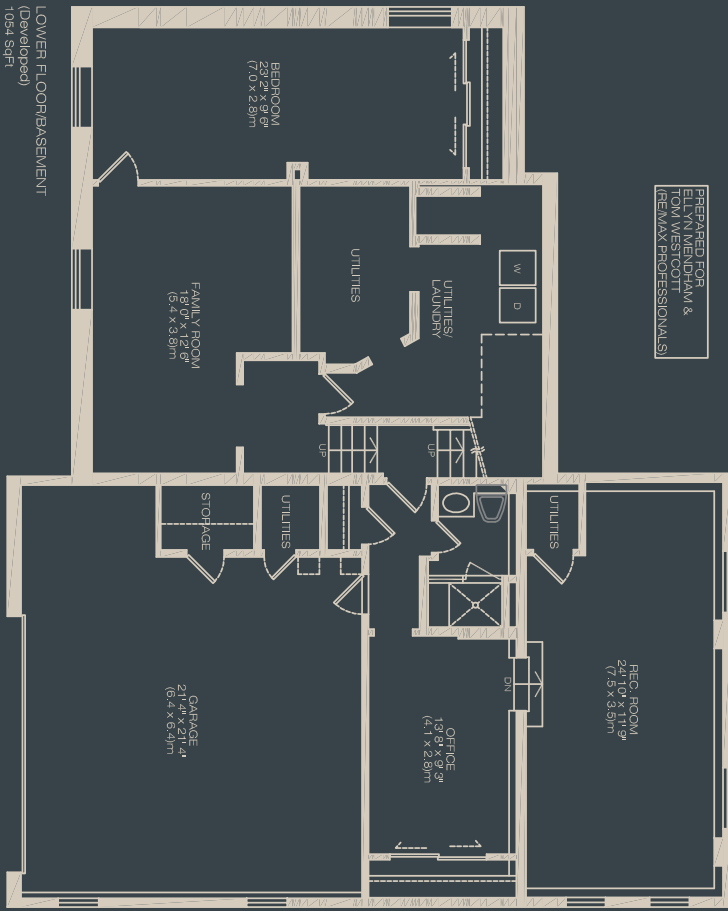


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PREPARED FOR:
 TOM WESTCOTT
 (REMAX PROFESSIONALS)



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 S.W. Calgary

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<i>Address</i>	908 Crescent Boulevard SW,			<i>Price</i>	\$ 1,250,000
<i>District</i>	C105 Britannia			<i>Mortgage</i>	T.A.C.T.
<i>Salesperson</i>	Ellyn Mendham & Tom Westcott				
<i>Phone</i>	403 259 4141				
Lot	9100 sf	Ext Fin	Wood	<i>RPR / Year</i>	Contact Lister
Landscap	Yes	Heating	3 - FA & 2 AC	<i>Compliance / Yr</i>	
Fenced	Yes	Flooring	Hrdwd/lino	<i>Zoning</i>	R - C1
Style	Side Split	Home Size	2,370 sf (220.2m2)	<i>Taxes 2009</i>	\$6600.13
Age	1956	Fireplace	1 - Woodburning - gas jet	<i>L. I. Levy</i>	None Noted
Living Rm	23'8" x 13'11"	Family Rm	18' x 12'6"	<i>Rooms</i>	9 / 4
Dining Rm	12'9" x 10'	Den	13'8" x 9'3"	<i>Possession</i>	60 Days / Negotiable
Kitchen	19'3" x 10'8"	Rec Room	24'10" x 11'9"		
Nook	11'7" x 8'5"				

Bathrooms 3 - Main (3 pce), Master Ensuite (3 pce) Other (3pce - Steam)

Bedrooms 4 - Master (18'1" x 14'6"), (12'9" x 12'3") (12'8" x 12'3") (11'11" x 10'7")

Basement Family Room (18' x 12'6"), Bedroom (23'2" x 9'6")

Garage Double Attached Front Drive

Included Miele Built-in Dishwasher, Panasonic Microwave, Bosch Gas Cook Top, 2 Kitchen Aid Built-in Ovens, Decor Built-in Warming Oven, Kitchen Aid Fridge / Freezer, Garage Door Opener & 2 Controls, All Window Coverings, Downstairs Washer & Dryer, Bookshelves in Family Room, Hot Tub, Central Vacuum System & Attachments, Water Softener, Alarm System Hardware, 2 Freezers in Garage

Excluded *Dining Room Chandelier, Plate Rack in Nook, Projector Ceiling Bracket, Upstairs Washer & Dryer*

Remarks BRITANNIA BEAUTY! Fabulous FOUR BEDROOM family home (all 4 bedrooms on one level!) thats been TOTALLY RENOVATED top to bottom over the past 13 years. Warm and inviting living and dining rooms with dark stained hardwood, HUGE KITCHEN with Thomasville cabinets, centre island, spacious nook overlooking the two level deck and HOT TUB in the large backyard. Master bedroom with 3 piece ensuite with shower built for two plus walk -in closet, 3 childrens bedrooms, another bath and upstairs laundry. Lower level offers a den and rec room area, plus another bath with steam shower. The lower level boasts a great library/family room and a guest bedroom too. Oversized double attached front drive garage. All of this located a few steps from the Britannia Community Park with its great kids playground and the Britannia ravine overlooking Sandy Beach and the mountains.

Owner **E. & S. Baker** **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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FEATURES

1. Heat and Air
 - a. Three (3)-Whisper heat mid efficiency furnaces for 3 independent zones.
 - b. Two (2) Carrier Central Air conditioning for 2 main floor zones.
 - c. Honeywell Electronic air filters.
2. Water
 - a. Two (2) 189-liter superflue high efficiency hot water tanks.
 - b. Whole home ozone water filtration system.
 - c. Hunter underground water and flower bed sprinkler system (6 zones).
 - d. Hose bib shut off extensions.
3. Electrical
 - a. 48-breaker circuit panel.
 - b. New electric panel in addition.
 - c. Electric panel and 220 garage service.
 - d. Electric panel main floor laundry.
4. Millwork
 - a. Solid interior doors clear fir at \$450 per.
 - b. All door hardware Baldwin solid brass lifetime full warranty.
5. Main Floor Laundry, 2nd laundry lower level.
6. Main Floor Main Bath
 - a. Jetted tub with marble surround.
7. Master Bath.
 - a. Double shower designer tile on concrete board.
8. Lower Level Bath.
 - a. Empire Kitchen and Bath featuring:
 - i. Kohler.
 - ii. Steam room/shower.
9. Kitchen in 1997
 - a. Cabinetry by Thomasville.
 - i. Full fit, finish and detailing
 1. wood drawer/pull outs with full extension
 2. lower cabinet pull outs
 3. 45 feet of cabinetry
 - b. Two Kitchenaid ovens.
 - c. Warming drawer.
 - d. Meile dishwasher.
 - e. Franke sink.
 - f. KWC faucet.
 - g. Garborator 777 Insinkorator
 - h. Hunter Douglas wood blinds.
 - i. Kitchen nook addition Cathedral Ceiling and fan.
 - j. Bosch gas range top with under counter ventilation.
 - k. ¾" Maple hardwood.
10. Master Bedroom
 - a. Renovated in 2008.
 - b. ¾" Cherry Hardwood
 - c. Walk in closet
 - d. 9 foot ceiling.
 - e. Cross draft venting windows.
 - f. Bed Side lighting scones.
 - g. Ceiling fan.
 - h. HD cable.
 - i. New exterior French doors to master bedroom deck.
11. ADT alarm system.
12. Exterior feature lighting.



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