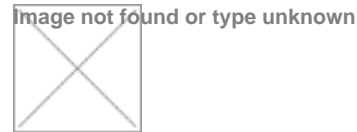**Erin Ferguson**
Phone: **403-992-3746**
Mobile:
Fax:
Email: **erin@erinferguson.ca**
Office: **403-992-3746**

Century 21 Bamber Realty Ltd
1612 17 Ave SW
Calgary, AB
T2T 0E3

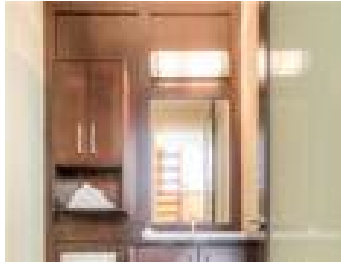## 3175 20 ST SW, Richmond, Calgary, Alberta, T2T 1T4, Ca

MLS®# C4226919

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Property Value	$799,900
Type	Duplex
Style	2 Storey
Basement	Full
Parking	1
Year Built	2010
Living Area	1,824 sq.ft.
Lot Frontage	25 ft
Lot Size Area	3,121.53 sq.ft.
Bedrooms	4
Bathrooms	3 full & 1 half

Description

PRICE REDUCED $50,000!!! Rarely do you find a stunning home like this just steps away to Mardaloop shopping, with this level of upgrades/quality and at this price range. The moment you walk into this home, you will be truly amazed at the amount of natural light throughout. Couple of impressive highlights are the onsite finished Walnut floors, numerous custom built-ins throughout the home and a feature Open Riser Staircase. Kitchen is a Chef's dream with a Sub Zero Fridge, Bertazzoni 36" Gas Range, Custom Cabinets and Granite Counters. Living room offers a Gas Fireplace that sides to the generous sized mudroom. There is also a formal Dining room or use it as your Home Office. Upstairs to your large Master suite that has a 5 piece Ensuite, spacious Tub and a Tiled Steam Shower. The second level is finished off with 2 larger Bedrooms, full Bathroom and a Laundry room. Basement has a great layout with Infloor Heat, Bedroom, Bathroom and Wetbar. Call today!

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