

**14 Glacier Place SW**  
**Calgary, Alberta**

**MLS # A2164559**



**\$898,800**

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Glamorgan                                                                  |               |                   |
| <b>Type:</b>     | Residential/House                                                          |               |                   |
| <b>Style:</b>    | 4 Level Split                                                              |               |                   |
| <b>Size:</b>     | 1,663 sq.ft.                                                               | <b>Age:</b>   | 1960 (64 yrs old) |
| <b>Beds:</b>     | 3                                                                          | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Additional Parking, Double Garage Detached, Garage Door Opener, Garage     |               |                   |
| <b>Lot Size:</b> | 0.22 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Cul-De-Sac, Front Yard, Lawn, Garden, Land |               |                   |

|                    |                                                                                                                                                  |                   |      |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas                                                                                                            | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Tile                                                                                                                                   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                                                                                   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame                                                                                                                               | <b>Zoning:</b>    | R-C1 |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Central Vacuum, Closet Organizers, French Door, Granite Counters, No Animal Home, No Smoking Home, Soaking Tub, Vinyl Windows |                   |      |
| <b>Inclusions:</b> | TWO FREEZERS AND TWO FRIDGES IN "AS IS" CONDITION IN THE BASEMENT                                                                                |                   |      |

**\*\*OPEN HOUSE SATURDAY OCTOBER 12TH 11:00-2:30pm\*\*** **\*\*PLEASE VIEW THE DRONE VIDEO\*\*** An exceptional opportunity to own this outstanding spacious home with a 904 sq. ft. triple detached garage with large, heated workshop. Beautifully maintained 1663 sq. ft. 4 level split in one of the most desirable locations in Glamorgan on a massive pie lot on a quiet cul-de-sac, just a short walk to M.R.U. A wonderful home with new fence with R.V. gate, new windows and storm doors in 2019. Refinished oak hardwood floors in the Living Room, Dining Room and the upper level. Maple kitchen that was totally renovated in 2009. Featuring full height maple cabinets, granite counters, centre island, two wall pantries, "tile floors and gas range. Large formal dining room with full wall built-ins and patio door to the expansive covered patio. You will love the main floor family room with wood burning fireplace. Main floor Den and convenient main floor laundry/mudroom. Three spacious bedrooms on the upper level. The primary bedroom features a full wall closet. large renovated four-piece main bathroom with maple vanity, granite counters, deep soaker tub and lots of storage. Lower recreation /games room, hobby room and cold room. A stunning property on a 9626 sq. ft. lot that features three expansive concrete patios and still room for lawn and garden areas. The garage offers 10-foot-high double garage doors and 12-foot ceilings. The shop is perfect for a home-base business or auto related hobbies. A perfect location in this charming community that offers parks, playgrounds and schools nearby. You will love nearby Glamorgan Bakery, Marda Loop and Westhills Towne Centre. Quick 10 minutes drive to the Rockyview Hospital. Minutes to Mount Royal University where the fitness facilities are open to the public. Close to Lakeview Golf Course. Outdoor

enthusiasts will love the bike paths that lead to North Glenmore Park, the Weaselhead Environment Park, Riverpark and the Sandy Beach area. Enjoy the summer vibe at the Farmers Markets. Easy quick access to highway 201 gets you easily around the city and west to the mountains in under an hour. Quick easy 15-minute commute to downtown on various transit routes and major vehicle routes. This is the perfect place to call home.