

162 Greenbriar Way NW  
Calgary, Alberta

MLS # A2320674



## \$679,900

<b>Division:</b>	Greenwood/Greenbriar		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,354 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 412
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-CG d60
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	Murphy bed, TV mounts (x3), Shower shelves		

Welcome to this stunning END-UNIT townhome in the popular community of Greenbriar! It offers over 1,650 sq ft of developed space across all 3 levels - professionally finished by the builder! The open floor plan on the main level has 9' ceilings, gorgeous engineered hardwood flooring and plenty of large TRIPLE PANE windows bringing in an abundance of natural light from the sunny SW exposure. Central AIR-CONDITIONING keeps you cool when needed! You'll love hosting friends and family in your spacious living room and dream kitchen! Fully upgraded, the kitchen features full length cabinetry, a large central island with stone WATERFALL countertops, an UPGRADED appliance package including a GAS cooktop and a bar fridge - all finished with a modern and sleek backsplash surround. Access to your covered patio with 2 gas lines is just off your full size dining area. A 2-pc power room completes this main level. Upstairs there are 2 large bedrooms both with 4-pc ensuites. The primary bedroom ensuite is stunning with dual sinks and a floor-to-ceiling tiled walk-in shower. The oversized walk-in closet has custom designed cabinets and shelving. Your laundry machines are conveniently located on the upper level. The fully finished lower level has access to your HEATED double attached garage. The spacious flex room which can be used as a bedroom, home office or gym, has 9' ceilings, large windows and is just a few feet below grade at the front. This home is conveniently located right next to the Farmer's market, the COP / Winsport ski hill, is within a few minutes from the Foothills and Alberta Children's hospital, the University of Calgary and downtown and has easy access west to the mountains. Original owner and meticulously cared for, this home is a must see! Call to book your private showing today.