



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3415 Utah Crescent NW
Calgary, Alberta

MLS # A2324944



\$1,200,000

Division:	University Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,863 sq.ft.	Age:	1966 (60 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: All appliances are "as is" condition

OPPORTUNITY KNOCKS!! Fantastic 4 bdrm + 2.5 bathroom, 4 level split located on a quiet crescent. Oversize double attached garage. Solid estate home on a prime south facing rear lot, beautifully landscaped with loads of trees and very private. Backing onto a walking/bike path. This home boasts an excellent floor plan with very generous room sizes throughout. 3rd level walk out onto nice rear patio. Some windows have been updated over the years and two updated high efficiency furnaces.