

7008 Kenosee Place SW  
Calgary, Alberta

MLS # A2278651



**\$1,299,900**

<b>Division:</b>	Kelvin Grove		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,685 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, No Neigh		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Double Vanity, French Door, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	Underground sprinkler system.		

Perfect for renovation or re-development! Located on a quiet street facing a green space in the established community of Kelvin Grove, this residence offers a total of 4 bedrooms on the upper level & over 3900 sq ft of living space. The main level presents a very spacious formal living room with wood burning fireplace, dining room with ample space to host family & friends, large kitchen with bright breakfast nook, built-in hutch & computer desk plus access to the family room. A 2 piece powder room & laundry room with sink & storage complete the main level. The second level hosts 4 generously sized bedrooms & a 5 piece main bath. The primary bedroom features plenty of closet space & a private 4 piece ensuite. Basement development includes a huge recreation room with second wood burning fireplace, office & storage/utility room. Other notable features include central air conditioning & huge back yard with two-tiered deck. Parking is effortless with a double attached front garage. The location is incredibly convenient, close to schools, shopping, public transit & effortless access to Elbow Drive & Glenmore Trail.