



Presented by: Milt Brandson



CENTURY 21 Castlewood Agencies

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C3426321

286 Canals Circle SW

\$439,900



Style:	Two Storey
Home Size:	192.6 m2 / 2073 sf
Living Room:	M 3.17 x 3.72
Dining Room:	M 3.66 x 2.74
Kitchen w/Eating Area:	M 4.27 x 3.08
MST Bedroom:	U 4.02 x 4.18
Bedroom #2:	U 3.35 x 3.08
Bedroom #3:	U 3.26 x 3.29
Bedroom #4:	U 3.66 x 3.38
Bedroom #5:	L 3.96 x 3.82
Bathrooms:	1- 4pc; 1- 3pc, 1-4pc; 1-5pc Ensuite

Taxes:	\$2,423/2009
Possession:	14 Days/ Neg
Fireplace:	Insert/Mantle/Tile Surround/Gas
Floor Coverings:	Carpet / Hardwood / Ceramic Tile
Basement:	Fully Finished
Foundation:	Concrete
Exterior:	Vinyl
Roof:	Asphalt Shingles
Lot Size:	12.2 x 33.9 TTL: 414 m2
Year Built:	2003
Garage/Parking:	Double Attached

Included In Sale: Fridge, Stove, Dishwasher, Garage Opener-2 remotes, Central Vacuum, Window Coverings

Spacious 4 Bedroom, 2 storey home on a fenced and nicely landscaped lot with a sunny western exposure. Features 9' ceilings, as well as vaulted ceilings. The kitchen features a pantry, an island, plenty of cupboards and counter space with hardwood floors. It is open to the family room with a gas fireplace and a door leading to the back deck. There is also a formal living and dining room; great for entertaining. The upstairs boasts 4 bedrooms, with the large master bedroom featuring a spa-like ensuite with a jetted soaker tub and large shower with 2 seats. The master bedroom also has its own private balcony. The basement is fully developed with a 5th bedroom, 3 pc bath and a large L-shaped rec room.



All above information, although believed to be correct, is not warranted to be so.