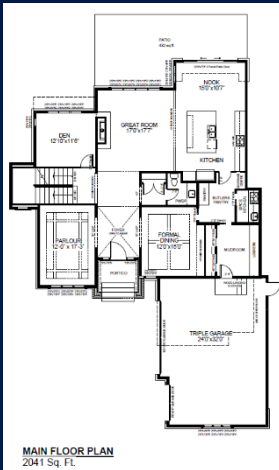
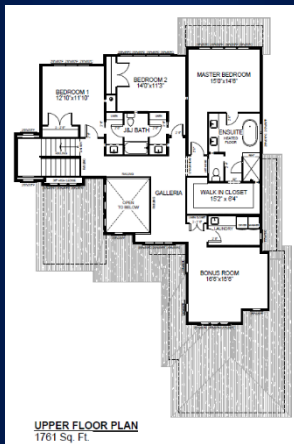


Quick Possession Home by New West Luxury Homes

**\$1,499,900 GST Inc.**



Main Floor



Upper Floor

Jim Doucette

403-816-8383

www.NewWestLuxuryHomes.com



<b>Year Built</b>	2019	<b>Features</b>	Fully operational spice kitchen. 10' Main floor, 9' Upper Basement is developed and has rough-in for inslab heat.
<b>Total Bedrooms</b>	3 + 1 bedroom in basement		
<b>Full Bath(s)</b>	2 + 1- 3 piece bath in basement		
<b>Partial Bath(s)</b>	1	<b>Amenities Nearby</b>	Shopping, Golf Course, Playgrounds
<b>Floor Space</b>	2041 sq. ft. Main 1761 sq. ft. Upper	<b>Basement</b>	1579 sq. ft. of basement development which includes rec room, gym, theatre room, bedroom and bathroom
<b>Heating</b>	Forced Air	<b>Flooring</b>	Hardwood, Carpet, Tile
<b>Land Size</b>	0.26 acre	<b>Roof</b>	Asphalt Shingles
<b>Parking</b>	3 Car Attached Garage	<b>Fireplace</b>	1 indoor
<b>Structures</b>	Patio	<b>Schools</b>	<a href="http://www.rockyview.ab.ca">www.rockyview.ab.ca</a>
<b>Fire Prevention</b>	Smoke Detectors	<b>School Bus</b>	Yes
<b>Exterior Finish</b>	Stucco, Stone, Portico has Lux Cedar Soffits	<b>Kitchen</b>	Warm white cabinets with large oversized ebony island

**9 Spyglass Point**

This beautiful, transitional home features over 5300 sq. ft. of luxury living. It offers the best of both worlds, great open places for larger gatherings as well as cozy spaces for more intimate occasions. Along with a Chef inspired kitchen this home also features a fully operational spice kitchen. Upstairs the private master retreat boasts a well appointed ensuite with free standing tub and a very substantial walk in closet. The laundry room is conveniently located upstairs along with a bonus room and 2 more bedrooms sharing a Jack and Jill Bathroom.