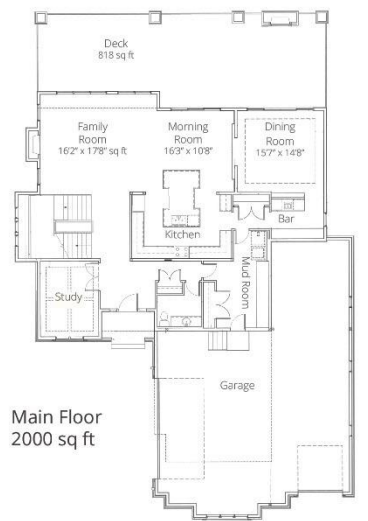


\$2,100,000 GST Inc.



Main Floor



Upper Floor

Dean Filippetto – Area Sales Manager

403-830-6462

www.NewWestLuxuryHomes.com

Year Built	2016	Features	Dining & study room, oversized kitchen island, bar by dining room, lower level development with gym, bedroom, wine room
Total Bedrooms	5		
Full Bath(s)	5		
Partial Bath(s)	1	Amenities Nearby	Shopping, Golf Course, Playgrounds, sports court, pathways
Floor Space	Main floor 2000 sq ft Upper floor 2176 sq ft	Basement	1558 sq ft developed
Heating	Forced Air	Flooring	Hardwood, Carpet, Tile
Land Size	0.28 acre	Roof	Asphalt Shingles
Parking	4 Car Attached Garage	Fireplace	2 indoor; 1 outdoor
Structures	818 deck	Schools	www.rockyview.ab.ca
Fire Prevention	Smoke Detectors	School Bus	Yes
Exterior Finish	Stone, Stucco	Kitchen	Maple shaker cabinetry in creamy Willow color, oversized island with Caesarstone countertops, WOLF appliances

344 Spyglass Way

- 4176 sq ft 4 bedroom family home with lower level development (1556 sq ft) with bedroom, living room, gym and wine room
- Perfect for entertaining – bar in dining room
- Upstairs laundry
- Chef's kitchen with Wolf and Sub Zero appliances
- Master ensuite with his and her sinks with free standing tub, oversized fully tiled shower with 12" rain shower head and electric floor heating
- Hardwood ceiling and wall details throughout clad beams in office
- Painted knockdown ceiling
- 1" x 7" flat baseboards
- Misty Grey Hickory hardwood flooring throughout
- Opus II carpet with 8.lb underlay
- Ceramic tile in mudroom, upper laundry, baths, wine room and wet bar
- Upgraded plumbing and lighting
- Gas fireplace with stone facing, maple mantle and 2 windows