



**Sherwood Park 25 Clarkdale Meadows**  
71 Greenbriar Crescent

**LP: \$429,000**  
**SP:**



**ACTIVE**

**Type:** Residential Attached  
**Style:** 2 Storey Split  
**Year Built:** 1984  
**Full Baths:** 2  
**Half Baths:** 1  
**Tot A.G. SqFt:** 1,779.94

**Listing ID#:** E4116592  
**Bdrms Above:** 3  
**Bdrms Total:** 3  
**Basement:** Full  
**Bsmnt Dev:** Fully Finished  
**Tot A.G. SqM:** 165.36

ARCHITECTURAL FEATURES make this home very cool. Feel the comfort and openness of the SOURING HIGH CEILINGS. Separate dining is ready for a large table. KITCHEN HAS BEEN COMPLETELY REFINISHED WITH GRANITE COUNTER TOPS added to create a VERY NICE HIGH END FEEL. Incredibly functional kitchen with great style. MASTER BEDROOM HAS AMAZING VAULTED CEILINGS, en-suite and a walk in closet. Second family room has an incredibly warm feel and is perfect for movie night. Basement is fully finished with another bedroom, living area and full bath. Also a MASSIVE STORAGE ROOM YOU CAN GET LOST IN. Location of this house is perfect - close to walking trails, schools, shopping in a VERY SAFE NEIGHBOURHOOD. NEWER ROOF is a bonus and the AC is the cherry on top. All windows have been oiled and maintained over the years and are in great shape. You have to see this 4 bedroom 4 bath home to really experience what it offers. BACK YARD IS PRIVATE with a refinished 2 TIERED DECK for an escape or entertaining.

**Directions:**

**Virtual Tour:**

**Brochure:**

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
<b>Baths:</b>	0	1	0	1	0	0	<b>Main:</b>		
<b>Ensuite Baths:</b>		0	1	0	0	0	<b>Uppr:</b>		
<b>Finish Levels:</b>	3						<b>AbGd:</b>		
<b>Fireplace Y/N:</b>							<b>Lowr:</b>		
<b>Fireplace Type:</b>							<b>BIGd:</b>		
<b>Parking:</b>	Double Garage Attached						<b>Fireplace Fuel:</b>		
<b>Garage Dim:</b>	18'W x 21'L						<b>Total A.G.:</b>	165.36	1,779.94
<b>Prk Encl/Ttl:</b>	/								

<b>Living Room:</b>	3.64x4.92	M	<b>Master Bedroom:</b>	3.99x4.28	U	<b>Breakfast Nook</b>	3.00x3.00	M
<b>Dining Room:</b>	4.28x2.72	M	<b>Bedroom 2:</b>	2.83x3.20	U			
<b>Kitchen:</b>	2.65x2.95	M	<b>Bedroom 3:</b>	2.74x3.73	U			
<b>Family Room:</b>	5.68x3.83	M	<b>Bedroom 4:</b>					
<b>Den:</b>			<b>Laundry Room</b>	2.97x2.19	M			
<b>Bonus Room:</b>								

**Flooring:** Carpet, Ceramic Tile, Hardwood  
**Construction:** Wood Frame  
**Roof:** Cedar Shakes  
**Exterior:** Stucco  
**Site Influences:** Fenced, Playground Nearby, Public Transportation, Shopping Nearby, Treed Lot

**Foundation:** Concrete  
**Heating Type:** Forced Air-1  
**Heat Source:** Natural Gas  
**Features:** Deck, Skylight, Vaulted Ceiling

**Goods Included:** Air Conditioning-Central, Dishwasher-Built-In, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings

**Restrictions:** None Known

**Goods Excluded:**

**Warranty:**

**Elem School:** davidsoncreekelementary.ca **Jr. High School:** lakelandridge.ca **Sr High School:** salcomp.ca

<b>Condo Name:</b>		<b>Condo Fee Incld:</b>
<b>Condo Fee:</b>		
<b>Floor Location:</b>	<b>HOA Fee:</b>	
<b>Balcony/Terrace</b>	<b>Floor Number:</b>	
	<b>Unit Exposure:</b>	<b>HOA Fee Incl:</b>

**Total Lot M2:** **Lot Shape:** Rectangular **Lot Dimen:**

**Frontage:** **Depth:**

**Conform:** **Conform Yr:** **Zoning:**

**Taxes:** \$2,931.00 2016 **Front Expos:** East **Local Improve:**