

22 Fossil Way



From the minute you walk in the door you will be impressed with the quality workmanship in this fashionable 2077 sf bungalow! This open plan home features a great room with gas fireplace, a full wall entertainment/display built-in unit with pot lighting above, pot lighting in the great room area & kitchen, Maple kitchen ample cabinet and counter space. Oak hardwood floors through the main living area with ceramic flooring in the bathroom, master bedroom, wall to wall carpeting and luxury ensuite with 2 man spa tub and heated ceramic floor, 2 additional spacious bedrooms and 4 piece bath, convenient main floor laundry room with sink, 4 season sunroom, double attached garage and paved front drive. Enjoy the good life of country living in this quite family orientated neighbourhood of Stony Mountain only minutes from the perimeter highway and all city conveniences.

Greg Michie

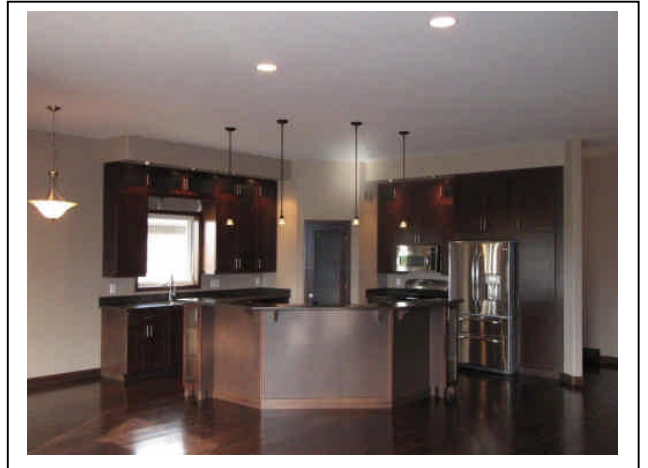
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Main Floor:

Great Room:	18.00 x 17.00
Eating Area:	10.00 x 9.50
Kitchen:	14.00 x 14.00
Master Bedroom:	15.00 x 13.00
Bathroom:	4 Piece
Bedroom # 2:	12.00 x 12.00
Den/Office:	12.00 x 10.00
Sunroom:	10.50 x 8.00
Laundry Room:	11.00 x 11.00
Bathroom:	4 Piece

Additional Features

- * Home built in 2008
- * Living Area: 2077 SF
- * Lot size approximately 71 x 140 ft
- * 2009 Gross Taxes: TBA
- * Floor covering includes Oak hardwood, ceramic tile and wall to wall carpeting.
- * Great room with oak hardwood floor, gas fireplace with Maple & ceramic surround and beautiful built-in entertainment center with puck lighting in the ceiling and bulk head.
- * Beautiful rich Maple kitchen with ample cabinet space, decorative storage cabinets above, custom designed drawers for spices, cookie sheets, trash container etc, all drawers & doors feature noiseless self closers, 3 sided island with solid ceramic counter top, double stainless steel sink and (6 ft x4'7") walk-in pantry with automatic door light and an abundance on adjustable shelving.
- * The master bedroom features a 9' ceiling, walk in closet and amazing ensuite with luxury 2 person spa tub, separate shower and heated ceramic tile floor.
- * Den/office at the front entrance boasts double French doors could also be used as a 3rd bedroom.
- * Main floor laundry with an abundance of cabinets and sink.
- * Ceilings are 10ft in the main living area and 9 ft in the bedrooms.
- * Full basement insulated, high ceiling, large window, roughed in plumbing, steel beam, clear span ready for easy development.
- * Central air conditioning.
- * Central vacuum system.
- * Natural Gas fireplace.
- * Sump pump.
- * Energy efficient forced air natural gas furnace.
- * Heat recovery ventilator.
- * TJI silent floor joists.
- * Piled foundation.
- * Brick and stucco exterior.
- * For your parking needs a double attached garage with a 15 x 10 built out on the side allows for a car or storage.
- * Paved front drive and sidewalk to be completed as weather permits.
- * Located in a family orientated neighbourhood near schools and all amenities.

Thank you for viewing this home

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instances may differ from measurement guidelines used by other sources. The measurement figure noted is believed to be accurate (but not guaranteed) within a discrepancy of 5%. If the buyer is relying on a calculation of living area, they should attend to their own verification.

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