



**Edmonton**  
2104 Cassidy WD SW

**55 Chappelle Area**

**LP: \$359,900**

**SP:**



**ACTIVE**

**Type:** Half Duplex  
**Style:** 2 Storey  
**Year Built:** 2015  
**Full Baths:** 3  
**Half Baths:** 1  
**Tot A.G. SqFt:** 1,351.96

**Listing ID#:** E4145999  
**Bdrms Above:** 3  
**Bdrms Total:** 3  
**Basement:** Full  
**Bsmnt Dev:** Fully Finished  
**Tot A.G. SqM:** 125.60

Come home to this FULLY FINISHED half duplex situated in family friendly Chappelle! Fantastic location for this beautifully appointed 2 storey on a huge lot & featuring a gorgeous custom covered deck & 10,000.00 of stamped concrete patio & walkway! A large tiled entryway greets you as you enter & the bright sunny great room & kitchen/dining area will delight you w/ extra windows allowing glorious sunlight to fill the space. Lovely kitchen with a big island, tons of counter space & convenient pantry. A cozy fireplace & spacious living room are perfect for entertaining & complete the main floor! Upstairs you'll find a large master bedroom w/ lovely en suite & walk in closet 2 more bedrooms & convenient laundry. Fantastic basement mirrors the upstairs w/ gorgeous fireplace, astounding amount of custom storage & third full bathroom. Don't miss the amazing matching custom built shed w/ man door/rollup door also featuring a storage loft & workspace- perfect getaway for the Mr.! This is a rare & gorgeous property!

**Directions:**

**Virtual Tour:**

**Brochure:** <http://www.2104-CassidyWynd-SW.com>

|                       | 1Pc                    | 2Pc | 3Pc | 4Pc | 5Pc | 6Pc | Level              | SqM    | SqFt     |
|-----------------------|------------------------|-----|-----|-----|-----|-----|--------------------|--------|----------|
| <b>Baths:</b>         | 0                      | 1   | 0   | 2   | 0   | 0   | <b>Main:</b>       |        |          |
| <b>Ensuite Baths:</b> |                        | 0   | 0   | 1   | 0   | 0   | <b>Uppr:</b>       |        |          |
| <b>Finish Levels:</b> | 3                      |     |     |     |     |     | <b>AbGd:</b>       |        |          |
| <b>Fireplace Y/N:</b> | <b>Fireplace Type:</b> |     |     |     |     |     | <b>Lowr:</b>       |        |          |
| <b>Parking:</b>       | Single Garage Attached |     |     |     |     |     | <b>BIGd:</b>       |        |          |
| <b>Garage Dim:</b>    | <b>Prk Encl/Ttl:</b> / |     |     |     |     |     | <b>Total A.G.:</b> | 125.60 | 1,351.96 |

|                     |           |   |                        |           |   |
|---------------------|-----------|---|------------------------|-----------|---|
| <b>Living Room:</b> | 4.41x2.51 | M | <b>Master Bedroom:</b> | 4.24x3.37 | U |
| <b>Dining Room:</b> | 3.0x2.51  | M | <b>Bedroom 2:</b>      | 4.15x2.71 | U |
| <b>Kitchen:</b>     | 2.66x2.51 | M | <b>Bedroom 3:</b>      | 4.19x3.26 | U |
| <b>Family Room:</b> |           | L | <b>Bedroom 4:</b>      |           |   |
| <b>Den:</b>         |           |   |                        |           |   |
| <b>Bonus Room:</b>  |           |   |                        |           |   |

|                         |   |                      |   |
|-------------------------|---|----------------------|---|
| <b>Flooring:</b>        | Laminate Flooring   | <b>Foundation:</b>   | Concrete  |
| <b>Construction:</b>    | Wood Frame  | <b>Heating Type:</b> | Forced Air-1  |
| <b>Roof:</b>            | Asphalt Shingles  | <b>Heat Source:</b>  | Natural Gas   |
| <b>Exterior:</b>        | Stone, Vinyl  | <b>Features:</b>     | Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Patio, Vinyl Windows |
| <b>Site Influences:</b> | Airport Nearby, Corner Lot, Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |                      |   |

**Goods Included:** Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Storage Shed, Stove-Electric, Washer, Curtains and Blinds  
**Restrictions:** None Known

**Goods Excluded:**

**Warranty:**

**Elem School:** Donald R. Getty School      **Jr. High School:** Donald R. Getty School      **Sr High School:**

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

|                      |                 |                       |           |                     |      |
|----------------------|-----------------|-----------------------|-----------|---------------------|------|
| <b>Total Lot M2:</b> | 373.10          | <b>Lot Shape:</b>     | Irregular | <b>Lot Dimen:</b>   |      |
| <b>Frontage:</b>     |                 | <b>Depth:</b>         |           | <b>Zoning:</b>      |      |
| <b>Conform:</b>      |                 | <b>Conform Yr:</b>    |           | <b>Front Expos:</b> | East |
| <b>Taxes:</b>        | \$2,918.76 2018 | <b>Local Improve:</b> |           |                     |      |