



# #29-2433 Ingram Road



**Year Built:** 1989

**1980 square feet**

**3 Bedrooms 3 Bathrooms + den/office**

**Strata Fee:** \$540.78 ( includes heat )

**Parking:** Single garage

**Complex:** Leisure Gardens

**Pets:** 1 dog or 1 cat below 14"

**Rentals:** No less than 30 days

**Age:** 55+

## MAIN LEVEL

Living Room	15'6 x 15'8
Dining Room	15'7 x 10'2
Kitchen	12'6 x 11'0
Den/Office	7'10 x 8'8
Laundry	5'0 x 6'2
Bathroom- Full	
Primary Bedroom	10'11 x 13'10
Ensuite Bathroom	
Bedroom	11'10 x 11'7

## LOWER LEVEL

Rec Room	15'7 x 23'0
Storage	29'1 x 10'11
Storage	11'1 x 14'0
Bedroom	11'9 x 20'0
Ensuite Bathroom	
Wine Cellar	7'4 x 3'5



The information contained herein is deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.



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# Property Features

- Rare rancher townhome with a one-level living option plus a full lower level basement
- Open concept main living space that walks directly out to the expansive patio and green space
- Stunning lake and mountain views
- Open concept living area with a fireplace
- The kitchen is timeless and spacious with a dining nook and seamless flow to the outdoor space ideal for enjoying a meal in the warmer weather
- Main floor primary suite with a full bathroom and walk-in closet
- Generous sized second bedroom plus a multi-purpose den/office on the main- could easily be used as a third bedroom
- Walk-in laundry room with storage
- Lower level is ideal for entertaining with a large recreation space and fourth bedroom to accommodate visitors
- No shortage of storage in this home
- Superior, central location to shopping, essential amenities, walking trails and more



Kitchen With A Breakfast Nook



Kitchen Walks Out To The Outdoor Space



Primary Main Floor Bedroom



Primary Ensuite

