FEATURE SHEET

405-6 Hemlock Crescent S.W.

OVERVIEW (1,300 SQ.FT. RMS)

- Penthouse suite in Copperwood
- Overlooking the Douglas Fir Trail
- Premier building with outstanding amenities including fitness facility, games room, craft room, car wash and bicycle rack in heated underground parkade, guest suite
- Minutes west of downtown and adjacent to the Shaganappi Golf Course nearby LRT and transit
- 10 ft ceilings
- Open floor plan
- Slate flooring through-out main living areas
- Freshly painted
- 2 bedrooms 2 bathrooms
- Expansive balconies with sweeping west and northwest city views
- Gas fireplace
- In-suite laundry
- Titled parking stall in heated underground parkade
- Storage locker
- Flooded with natural light
- AC

KITCHEN (121 SQ FT RMS)

- Maple cabinetry
- Stainless steel appliances
- Gas stove
- Large walk-in pantry with built-ins
- Double sink with garburator
- Slate back splash
- Granite counters
- Kitchen island with eating bar

DINING ROOM (177 SQ.FT RMS)

- Adjacent to the kitchen
- Room for dining table to seat 4-6
- Chandelier
- Opens to the living room

LIVING ROOM (185 SQ.FT RMS)

- Access to private NW balcony through patio doors
- Amazing green space and city views
- Adjacent to the dining room and kitchen
- Large windows
- Gas fireplace with slate surround

MASTER BEDROOM (198 SQ.FT RMS)

- Direct access to northwest facing patio
- Large west and northwest windows
- Beautiful city and green space views
- Ensuite with soaker tub, separate shower with rainhead and telephone shower, granite vanity, and maple cabinetry
- Oversized walk-in closet

BEDROOM (128 SQ.FT RMS)

- Murphy bed
- Large west facing window
- Double closet
- Offers flexibility as office or exercise space

BATHROOM AND LAUNDRY ROOM (68 SQ.FT RMS)

- Located off the front entrance
- Maple cabinetry
- Shower stall
- Connected to the laundry room
- Full size machines in laundry room

While reasonable efforts have been made to verify the above information, it is not guaranteed and should be independently verified.

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