



GRASSROOTS
REALTY GROUP

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7307 11 Street SW
Calgary, Alberta

MLS # A2214933



\$1,100,000

Division:	Kelvin Grove		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,782 sq.ft.	Age:	1963 (62 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, French Door, Laminate Counters, Recessed Lighting, Soaking Tub		

Inclusions: None.

Located on a quiet tree-lined street in the established community of Kelvin Grove & situated on a 70'x100' lot, this 3+1 bedroom home offers over 2300 sq ft of developed living space. The main level presents hardwood floors & crown moulding, showcasing a spacious living room anchored by a feature fireplace, formal dining room with traditional wainscoting accents that can comfortably seat 8 guests. The kitchen is open to the dining room & provides plenty of cupboard/counter space & stainless steel appliances. A private office space with access to the back is located on the lower level, perfect for a home office setup. There's also access to the laundry/mudroom. Ascend a short staircase to the upper level that hosts 3 generously sized bedrooms & a 4 piece main bath. The primary bedroom has ample closet space & a private 4 piece ensuite with deep soaker tub & rain shower head. Basement development includes a large family/media room & fourth bedroom with 3 piece ensuite. Outside, the private west facing back yard with large deck that doesn't back directly onto other homes, is the ideal spot to relax or for summer outdoor entertaining. Parking is a breeze with a double attached front garage. This lovely family home is located close to Chinook Park Community association, Heritage Park, schools, shopping, public transit & has easy access to Elbow Drive, Glenmore Trail & 14th Street.