



GRASSROOTS
REALTY GROUP

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2756 Grant Crescent SW
Calgary, Alberta

MLS # A2220411



\$780,000

Division:	Glenbrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	816 sq.ft.	Age:	1959 (66 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Gentle Sloping, Other, Private		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: None

Welcome to your dream home—where timeless charm meets modern comfort! Step into a bright, inviting living room flooded with natural light from a stunning skylight, complemented by rich hardwood floors throughout. The gourmet kitchen is a chef's delight, boasting granite countertops, a gas range, tile floors, ample cabinetry, and a large island perfect for meal prep and entertaining. A picturesque window overlooks the beautifully landscaped backyard, adding a serene touch to your cooking space. The primary bedroom continues the hardwood theme and features a custom California Closet. A door off this room offers the potential for direct backyard access with the addition of stairs. The elegant 4-piece main bathroom includes heated tile floors—perfect for chilly mornings. Downstairs, the fully finished basement offers a spacious family room with a cozy potbelly stove, built-in TV and speakers (included), a guest bedroom, a luxurious 3-piece bathroom with a steam shower and heated floors, and a convenient laundry area. Extensive upgrades add peace of mind, including updated electrical, plumbing, insulation, a new furnace (2021), hot water tank (2017), and central A/C (2024). A reverse osmosis system and Kinetico water softener ensure top-quality water throughout. Step outside to a massive backyard and oversized single garage. Located on a quiet street yet just minutes from schools, shops, restaurants, and downtown, this lovingly maintained home is a rare find. Don't miss your chance to make it yours!