



GRASSROOTS
REALTY GROUP

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52 Cherovan Drive SW
Calgary, Alberta

MLS # A2228668



\$929,900

Division:	Chinook Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,336 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, See Remarks		

Inclusions: NA

Welcome to this exceptional, extensively upgraded executive bungalow, ideally located on a quiet street in the highly sought-after community of Chinook Park. Offering nearly 2,400 sq. ft. of beautifully finished living space, this meticulously maintained mid-century modern home is filled with natural light, thoughtful design, and timeless charm. The main floor showcases soaring vaulted ceilings, hardwood floors, and a seamless flow between living spaces, creating an atmosphere that's both stylish and inviting. At the heart of the home is the fully updated kitchen, featuring sleek contemporary cabinetry, stainless steel appliances, expansive quartz countertops, and a central island. The kitchen interacts effortlessly with the intimate dining area and spacious living room, where you can unwind by the fire or entertain friends and family. The private primary suite includes dual closets and a beautifully updated ensuite. A second spacious bedroom on the main floor is ideal for children, guests, or a home office. The lower level adds even more flexibility, offering a large family room, perfect for movie nights or watching the big game, along with three additional bedrooms. The basement is complete with a generous laundry and storage room, featuring direct access to the yard through a convenient exterior door. Situated on a large corner lot, this property offers numerous options to enjoy your yard, including an oversized patio where you can soak up the sun on warm summer evenings. Additional features include an EV charging outlet and numerous thoughtful upgrades throughout. Homes like this don't come along often—don't miss your opportunity to own a truly special property in one of Calgary's most desirable communities. Book your showing today!

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