



GRASSROOTS
REALTY GROUP

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25 Manor Road SW
Calgary, Alberta

MLS # A2229650



\$1,099,900

Division:	Meadowlark Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,459 sq.ft.	Age:	1956 (69 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Garage Door Opener, In		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot, Corner Lot, Garden, Irregular Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Crown Molding, Kitchen Island, Steam Room, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wood Windows		

Inclusions: n/a

Welcome to the sought-after community of Meadowlark Park! This beautifully renovated bungalow has almost 2500 square feet of living space developed. As you enter, you will immediately notice the VAULTED CEILINGS beautifully accented with eye-catching open beams, crown moldings, hardwood floors, and an abundance of windows letting in light from all directions to this huge open-concept main level. The bright, open kitchen features stone countertops, a SOUTH FACING BAY WINDOW, stainless steel appliances, 2 kitchen islands, a gas cook-top, and lots of high-quality cabinets for all your storage needs. Down the hallway, you will pass by a one of the three bedrooms, a 6-PIECE bathroom with dual sinks and a spa-inspired walk-in STEAM SHOWER, and the large primary bedroom, complete with an en-suite bathroom, and walk in closet. Downstairs you'll find a massive 3rd bedroom with a cheater 3-piece ensuite bathroom including a large walk-in shower, a den/office, and very large Rec-Room. Crown moldings throughout the entire home give it that extra "something" that your guests will not soon forget! Out back is your own IRRIGATED GREENHOUSE, and year-round SWIM SPA ! Or, if a greenhouse isn't your thing, this could easily be converted to a 3 season south facing sunroom. The front is this home shows some great curb appeal with underground sprinklers, a large sun-catching front deck, and a pleasant CREEK FEATURE that will be a joy to hear gurgling away while you sip your morning coffee. Perfectly located away from busy streets, this home sits on a 6000 sq foot CORNER LOT. A double attached over height garage and front driveway provide extra parking. Other notable features of this amazing home are 2 hot water tanks and CENTRAL AIR CONDITIONING. Meadowlark Park is only a 10-minute drive from downtown,

and is close to schools, shopping, parks, chinook mall, restaurants, the Glenmore reservoir, golf courses, and many major roadways. Call your favorite Realtor® and come see this amazing home before it's sold to another very lucky family !