

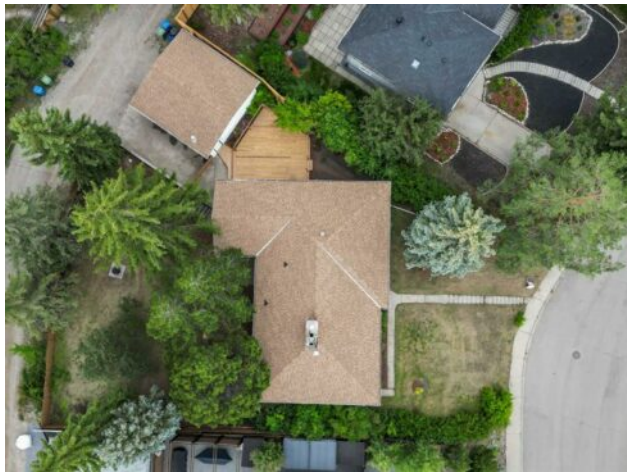


GRASSROOTS
REALTY GROUP

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71 Snowdon Crescent SW
Calgary, Alberta

MLS # A2236968



\$739,999

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,661 sq.ft.	Age:	1961 (64 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Oversized, RV		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Pie Shaped Lot, Sloped		

Heating:	Forced Air
Floors:	Hardwood, Laminate, Linoleum, Vinyl Plank
Roof:	Asphalt
Basement:	Finished, Full
Exterior:	Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Built-in Features, Central Vacuum, Dry Bar, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/S

Welcome to this big vintage bungalow on an amazing 10,500 sq.ft. lot! Located on a quiet street in Southwood, this home offers a once-in-a-lifetime opportunity to craft your dream home nestled amongst the trees! With over 3100 sq.ft. of developed living space, this home has great bones and a lot to offer including 5 bedrooms, 3 full bathrooms and numerous recreation areas! Generous living room features a brick floor to ceiling wood-burning fireplace and original plaster ceiling! Large kitchen with breakfast nook, loads of counter and cupboard space, wall pantry and built-in kitchen desk opens onto formal dining room! Original parquet flooring graces the large primary bedroom and two secondary bedrooms upstairs. The primary features a 2-pc ensuite with full vanity, large walk-in closet and access to a great solarium with vaulted ceilings and lots of windows. Two other sliding doors provide additional access to the solarium from outside with one adjoining a huge new 22' x 19' platform deck - perfect for large and small group entertaining! A full bathroom with double sinks, newer high efficiency toilet, and updated tub tile complete the main floor. Fantastic 1456 sq.ft basement has new vinyl flooring, smooth ceilings & lighting in the main areas and boasts 2 additional bedrooms, one with a built-in desk, a large family room with another wall-sized wood-burning fireplace (complete with mantle and hearth), a dry bar and another large rec area perfect for a media room! Laundry and another full bathroom (hot water tank is also newer)! With a separate entrance, there is tons of room for a future (illegal) suite if desired. Enjoy the numerous closets, cupboards and vintage built-in sconce lights throughout! The front yard provides the opportunity for terraced gardening and the backyard is your private oasis! Enveloped with mature trees, plenty of gardening

space, an 11' x 8' concrete patio, and the big new deck! RV parking is walled in with concrete and could potentially be used as a dog run! The oversized double detached garage is insulated and comes with loads of shelving and furnace (as is). Southwood offers a community hall, parks, schools, shopping, library and quick access to Glenmore Reservoir, Fish Creek Park, commute routes and transit! Book your private viewing for this stellar property today!