



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

9 Manor Road SW
Calgary, Alberta

MLS # A2242365



\$1,100,000

Division:	Meadowlark Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,337 sq.ft.	Age:	1956 (69 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Off Street, Parking Pad, RV Access/Parking, Single Garage Det		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Landscaped, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		
Inclusions:	Living room TV & mount		

Welcome to this Beautiful Fully Renovated Bungalow with over 2400 sqft of living space in the popular community of Meadowlark. Fantastic high-end finishing throughout including Viking appliances, hardwood floors, quartz & marble countertops and Denca kitchen cabinetry. Lovely location close to shopping and Glenmore Trail but also private backing onto a greenspace. The main features a wonderful open floor plan with large family/living room with modern electric fireplace and hardwood flooring, spacious dining room that can accommodate a large table for entertaining. The kitchen is fully upgraded with Viking stainless appliances, 8 burner gas stove, under-cab lighting, wine fridge, large island with quartz countertop, pot lighting and Denca cabinetry. There's also a patio door to the back deck for easy indoor-outdoor entertaining. The master includes a gorgeous ensuite with heated floors, large vanity with double sinks and marble countertop and fully tiled, steam shower with his and hers shower heads. The large walk-in closet is sure to impress with loads of built-in cabinets for storage. A second bedroom and 4 pc bath complete this main level. The lower level features a huge rec room with gas fireplace and wet bar with wine fridge, 2 more nice sized bedrooms, huge laundry room with loads of storage space and a second 4 pc bathroom. Outside you will love the huge south facing, maintenance free deck space that overlooks the greenspace, cute single garage and a large RV parking stall beside that can accommodate a 30' RV or multiple vehicles. Fully fenced yard with mature trees front and back and nicely landscaped, perfect for hosting a summer event.