



**GRASSROOTS**  
REALTY GROUP

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927 120 Avenue SE  
Calgary, Alberta

MLS # A2242780



**\$1,169,000**

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,334 sq.ft.	Age:	1969 (56 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane		

Heating:	Central	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: N/a

Beautifully renovate, contemporary family home with timeless curb appeal and functional design throughout. All new white stucco exterior with black accented trim and windows plus rich wood entry way invite you to see more. Open concept layout with newly constructed vaulted ceiling and skylights illuminate the heart of the home. Kitchen has custom cabinetry with blends of white and wood tones complimented by black hardware and high end stainless appliances. Center island has waterfall quartz counters and ample seating area. Seamless connected to dining area and main living room which is anchored by a sleek linear fireplace. Steps off the kitchen is the mud room and exit to the south fenced backyard, all new deck and easy access to the double garage. The tranquil primary bedroom offers clean lines and neutral tones, 4 pc ensuite and closet. There is another bedroom and bathroom on this level plus a 2 pc powder room. The lower level includes a spacious family room with a generous wet bar, plenty of cabinetry, a laundry room and additional 2 bedrooms. Large windows flood this level with natural light providing an enjoyable lower level. This home embodies modern comfort with subtle designer touches and is ready for your next chapter.