



**GRASSROOTS**  
REALTY GROUP

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**20 Kentish Drive SW**  
**Calgary, Alberta**

**MLS # A2250053**



**\$719,900**

<b>Division:</b>	Kingsland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,287 sq.ft.	<b>Age:</b>	1960 (65 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Storage		
<b>Inclusions:</b>	Basement: Refrigerator & Electric Stove; BBQ-Outdoor kitchen (As-Is)		

Welcome to the tranquil heart of Kingsland, this bungalow on a 59' x 100' large lot offers prime investment potential. Enjoy over 2473 square feet of living space. Fully Finished Basement Legal Suite with total 5 bedrooms + 3 full baths, featuring a sunny South facing orientation. As you enter the home, you will immediately notice the hardwood flooring throughout the main living space. Open concept, boasts a spacious living room w/large windows that allows natural light to flood in. Gourmet kitchen is overlooking the backyard, completed with functional cabinetry, Granite countertops and Stainless-Steel Appliances. Good size dining room is perfect for hosting those memorable meals. Primary master bedroom includes 4pc Ensuite with Jacuzzi tub and HIS/HER Closets. Additional 2nd & 3rd bedroom/home office with it own 3pc Ensuite and Patio doors out to a Large deck. In the fully finished basement is a rare find - Bright Legal Suite: two bedrooms + den/storage with a full kitchen, 4 pc bath and good-sized living area. This income generator is a game changer and can be used to offset your mortgage costs or you can use it for an extended family member or guests. The shared laundry can be accessed by both the upper and lower level. Detached Double Garage. Beautiful Backyard to ENJOY Complete with Outdoor KITCHEN BBQ Plus Artificial Grass. All newer Vinyl Window, newer roof, Basement Thermal Dry installed. Enjoy community living here, a short distance to Chinook Center, Chinook LRT, Heritage LRT, Heritage Park, Rockyview Hospital, Glenmore Park, MRU, schools, parks, walking/bike paths and an array of dining options. This is an excellent opportunity to move in and enjoy or renovate this quality well-kept bungalow. Truly a must see!

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