



GRASSROOTS
REALTY GROUP

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

5119 Carney Road NW
Calgary, Alberta

MLS # A2251483



\$1,099,000

Division:	Charleswood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,955 sq.ft.	Age:	1962 (63 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Landscaped, Private, Rectangular Lot, Slope		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to this stunning detached home nestled in the family-friendly neighborhood of Charleswood, where mature trees and excellent amenities create a welcoming atmosphere. Boasting over 2,400 sqft of developed living space, this residence sits on an extra-large lot with a perfect slope for future walkout development, making it an ideal investment opportunity. As you enter, you're greeted by a spacious foyer and beautiful stairs leading to the main level. The main floor features **HARWOOD FLOORING** throughout, creating a warm and inviting ambiance. The bright living area showcases a **VAULTED CEILING**, a large kitchen with a kitchen island, and **NEWER STAINLESS STEEL APPLIANCES**, complemented by **NEW CABINETS** and **QUARTZ COUNTERTOPS**. The living room is enhanced by a **NEWLY INSTALLED GAS FIREPLACE** surrounded by a stunning stone backsplash, while the large dining area opens up to a generous deck, perfect for outdoor entertaining. Also on the main level, you'll find a cozy family room with access to the mudroom, a large office that can double as a game room for kids, and a **2-PIECE UPGRADED POWDER ROOM**. The convenience of laundry on the main floor adds to the home's functionality. Upstairs, there are three good-sized bedrooms, including a primary suite with an **UPGRADED 3-PIECE BATHROOM**, alongside another upgraded bathroom. The basement offers a large recreation room, an additional bedroom, and yet another **3-PIECE UPGRADED BATHROOM**. The beautifully landscaped backyard features a large deck, paved multi-level patios, and a **NEWLY BUILT DOUBLE GARAGE** with a spacious storage room, perfect for a workshop or extra storage. Additional highlights include a **HIGH-EFFICIENCY FURNACE**, a **TANKLESS HOT WATER TANK**, **NEW WINDOWS**, an upgraded **ELECTRICAL PANEL**, **NEW AC**, a

newly installed IRRIGATION SYSTEM, and a NEW SKYLIGHT. The home also boasts a NEWER ROOF, vinyl siding, and stone veneer for an attractive exterior. With easy access to public transit, shops, and excellent schools, this home not only offers modern comforts and stylish upgrades but also the perfect setting for family living. Don't miss this opportunity to make it yours!