



GRASSROOTS
REALTY GROUP

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**274 Carragana Crescent NW
Calgary, Alberta**

MLS # A2256316



\$899,000

Division:	Charleswood		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,762 sq.ft.	Age:	1961 (64 yrs old)
Beds:	7	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	See Remarks		

Heating: Forced Air

Floors: Carpet, Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: none

Charleswood is calling! This beautiful family home offers the perfect floor plan to suit a variety of needs! First time on the market in years, this home features 7 bedrooms, some perfect for an office, playroom or business need. Together with a fully finished basement, thoughtfully placed bedrooms on the main floor, 3.5 bathrooms, double garage and a lovely yard, this home has it all! As you enter the foyer, to your right is the spacious living room with large windows overlooking the green space in front of the house and dining area perfect for entertaining. On the left you will find three bedrooms and bathroom. Headed down the hall, flooded with natural light from the skylight, is a really large kitchen with open area for a breakfast area or sitting area. Finishing off the main floor is a separate laundry room and mud room, with entrance to the back yard area. Up to the second level you will find a large primary ensuite with walk in closet as well as a fifth bedroom - both bedrooms having access to the 4-piece bathroom. The finished basement has endless opportunities with a massive family room and separate large rec room. There are two more bedrooms in the basement that would be perfect for anything from storage to guest bedrooms. Lovely fenced yard with a patio area will become a favourite place for enjoying the summer days and evenings. Charleswood is a great, well established and extremely popular community well placed for easy access to Nose Hill Park, Market Mall, U of C to name a few. Maybe today's "TO DO LIST" just changed. Call your Realtor and come for a showing and see if this house offering lots of potential could be the one!