



GRASSROOTS
REALTY GROUP

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8027 Churchill Drive SW
Calgary, Alberta

MLS # A2265747



\$1,550,000

Division:	Chinook Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,883 sq.ft.	Age:	1961 (64 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Double Garage Detached, Insulated, Off Street, On Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, French Door, Kitchen Island, No Smoking Home, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Call Seller Directly		

Click brochure link for more details. Exceptional home, across from the park! Stunning and spacious 4-level split. Features: professionally landscaped backyard, semi finished oversized detached double garage w/220v electrical, shed with full electricity + lighting, gasoline to deck and garage, hot + cold outdoor hose bibs, both side and rear lane access, steam shower, multiple built ins/organizers, A/C, professionally installed Radon mitigation system, knockdown ceilings, wood and gas fireplaces, new lighting, beautiful casings, gorgeous site finished hardwood flooring, and more. Walking distance to Chinook Park + Henry Wisewood schools, parks, shops, Heritage Park and Rockyview Hospital. Recent updates include finished laundry room with new washer/dryer + new stair spindles/bannisters (see photos) + new fridge and insulation/drywall in garage.