



**GRASSROOTS**  
REALTY GROUP

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**124 Glenpatrick Drive SW**  
**Calgary, Alberta**

**MLS # A2269591**



**\$729,993**

|                  |                                                                                 |               |                   |
|------------------|---------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Glenbrook                                                                       |               |                   |
| <b>Type:</b>     | Residential/House                                                               |               |                   |
| <b>Style:</b>    | Bungalow                                                                        |               |                   |
| <b>Size:</b>     | 1,134 sq.ft.                                                                    | <b>Age:</b>   | 1959 (66 yrs old) |
| <b>Beds:</b>     | 5                                                                               | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Detached, Garage Faces Rear, Off Street, On Street, Oversized     |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                                       |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Few Trees, Front Yard, Level, Low Maintenance Landscaping |               |                   |

**Heating:** Central, High Efficiency, Forced Air, Natural Gas

**Floors:** Ceramic Tile, Hardwood, Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stucco, Vinyl Siding, Wood Frame, Wood Siding

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Ceiling Fan(s), Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** SHED, WORK BENCHES IN GARAGE, bedroom wardrobe

Welcome to your new home. This beautifully renovated home, with a thoughtful addition, offers the spacious feel of a large bungalow. Quality Bungalows such as this are hard to find. As soon as you open the front door, you will be greeted by a spacious living room, that flows into this open concept completely upgraded kitchen & Dining area. You will love all the natural light that floods your main living space created by the size & quantity of windows. Your modern quality kitchen has quartz counters & soft close cabinets. Come & see the amount of storage & counter space. A counter-height breakfast bar & coffee nook add both style and functionality, making family gatherings and entertainment effortless. You will also love a large mudroom off the kitchen that leads to the back yard. & another separate door that leads you to the large (12' X 20') very private deck. Upon touring the home you will discover your new fully renovated main bath, that serves your guests and the two smaller bedrooms. Your master retreat comes with a walk-in closet and a beautifully renovated ensuite bath. Your lower level has tons of storage both under the addition and in the utility room. Your new home comes with a high efficiency furnace, hot water on demand and a newer electrical panel. Your family will love the space you have with a large rec room and a hair salon (or another kitchen to make a suite). Your guests will enjoy two more bedrooms & another full bathroom. Do not forget about the huge lot with an oversized double garage. Don't miss this incredible opportunity to own one of the best-valued homes in this highly sought-after location. COMMUNITY: Tucked away just 15 minutes from Calgary's downtown core, the neighbouring communities of Glendale and Glenbrook might be two of the city's best-kept secrets. These two communities have really

been under the radar. They are full of mature trees and parks and schools, and although they are neighbouring communities, each has its own vibe. The two communities are split by 26th Avenue S.W., with Glendale to the north and Glenbrook to the south. The perimeter of the two communities forms a square, bordered by Sarcee Trail to the west, 37th Street to the east, Richmond Road to the south and 17th Avenue to the north. These are real family neighbourhoods. There is a real sense of community, where neighbours know each other, adding the schools are a big attraction for young families moving into the community. Great schools: A.E. Cross Junior High School Calgary Christian K thru 12 , Glenbrook Elementary School , St. Thomas Aquinas Elementary. Some other Top Attractions: Turtle Hill is a fun-filled local recreation destination. In the winter months, it's a tobogganing favourite. Optimist Athletic Park features three sports fields and nine ball diamonds, including one dedicated to Little Leaguers. Plenty of transportation options including the Westgate LRT station and quick access to downtown, Glenbrook, Sarcee & Stoney Trails. Come soon!