



GRASSROOTS
REALTY GROUP

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11330 86 Street SE
Calgary, Alberta

MLS # A2270314



\$849,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,972 sq.ft.	Age:	1970 (56 yrs old)
Beds:	6	Baths:	5
Garage:	Double Garage Detached		
Lot Size:	0.43 Acre		
Lot Feat:	Back Yard, Private		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R-G
Foundation:	Wood	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to an extensively renovated bungalow set on a large, private piece of land in the peaceful, rural-feeling pocket of Shepard, yet only minutes from Calgary's major routes and city conveniences. This home offers 3,380 sqft of total living space, open layout that combines generous principal rooms with modern design. The main level features a huge fully updated kitchen with oversized quartz island, sleek cabinetry, high-end appliances, and panoramic windows that bring in beautiful evening light. Multiple living and family spaces provide ideal separation for large families, highlighted by a raised dining area overlooking the main living room and offering a warm, inviting flow for gatherings. The main floor also includes three bedrooms plus an office, along with two renovated ensuites and a full bathroom. The lower level is equally impressive, offering a spacious secondary living area complete with an illegal basement suite, a massive rec room, three additional bedrooms, two full bathrooms including another ensuite, laundry space, and ample storage. Outside, the property features a wide driveway, a detached heated garage, plenty of yard space for parking or future use, and a back deck off the kitchen area perfect for enjoying the open surroundings. This is a rare opportunity to own a move-in-ready, fully modernized home on substantial land within Calgary city limits, offering space, comfort, and versatility for multi-generational living or future potential.