



**GRASSROOTS**  
REALTY GROUP

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**432 Ogden Drive  
Calgary, Alberta**

**MLS # A2274253**



**\$667,000**

<b>Division:</b>	Ogden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,126 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	RCG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance		

**Inclusions:** Refrigerator , Microwave , Dishwasher , Ceiling Fan , Hood fan

Welcome to this extensive remodeled and renovated house with 1985 sqft living space . \$100K plus on revamping this beautiful home in Ogden. The main floor features a new kitchen with an abundance of space to meet all your culinary needs. The attractive layout includes a large eat-in kitchen, sizable living room with attached dining area, and three bedrooms, a full bath, and a 3 pc ensuite. The rear entrance to the property leads up to the kitchen and dining area. The basement ( illegal suite) features a full bath , New Kitchen and 2 spacious bedrooms which could be use as renting income. Also a big bonus is that both floors have their own separate laundry. The seller built a new over sized garage which can accomodate smaller or bigger vehicles or run a shop with in garage with modification . Property located on Glenmore trail with peaceful and quiet scenery and minutes away from walking trails and amazing views for those wonderful evening walks. All ammenties just a 5 mintues drive like Heritage Park. Meadows Mall including stores like Freshco, Dollarama and Shoppers Drug Mart to meet all your daily needs at a walking distance. Also a 10 mintues drive to Chinook Mall and Cineplex and great restaurants to enjoy your evenings. Do not miss this opportunity to own this new and revamped bungalow perfect for any individual with any needs this home meets them all.