



GRASSROOTS
REALTY GROUP

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7508 7 Street NW
Calgary, Alberta

MLS # A2282895



\$675,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,495 sq.ft.	Age:	1968 (58 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, F		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Oh for the love of privacy!!!! If you are looking for a private "get-away" backyard, then you must see this house. But here's the catch - you must actually enter the backyard to experience the privacy because you cannot see into this backyard from any angle except standing in it. Built in the 1960's when yards were large, this house is set back from the street & encased by large trees and shrubs that have stood for over fifty years. Turn on the waterfall and watch water spout from a birdhouse into a flow of sinks surrounded by flowers and rocks. Sit out on your over-sized deck & sip your morning coffee with no one watching you. During the winter, sit in the bright, private, & spacious family room addition & enjoy the sun's morning warmth through large windows. Not only is the backyard spectacular, the entire inside of the house has been totally renovated and shows beautifully. All windows replaced in 2019. The kitchen gutted to the studs & outfitted with exquisite cabinetry that goes to the ceiling, quartz countertops, new marble & glass backsplash, new sink & faucet, new stainless steel hood fan, & new gas stove. All flooring was removed & replaced with superior vinyl plank after the entire house was refreshed with new paint. The primary bedroom located in the lower level opens to a show stopping ensuite complete with heated floors. The main floor 4 piece bath boasts marble flooring and tiling. The electrical panel was replaced in 2024. There is tons of storage between the large crawl space & oversized garage plus three sheds. You do NOT want to miss this house! Call today for a showing before it is gone!