

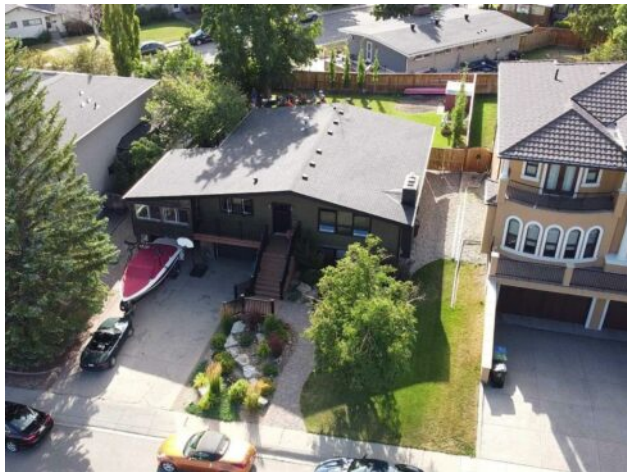


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1507 Cayuga Drive NW
Calgary, Alberta

MLS # A2283865



\$1,195,000

Division:	Collingwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,626 sq.ft.	Age:	1963 (63 yrs old)
Beds:	3	Baths:	3
Garage:	Carport, Double Garage Attached, Front Drive, Garage Door Opener, Heated		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Low Maintenance Landscape, Rectangular L		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Theater screen, projector, speakers and amp.

Welcome to FOOTHILL ESTATES! This community was developed in 1962 with the unique concept at that time of underground wiring, wider roadways and carefully designed park areas. This family community consists of only 172 homes, many of which have been rebuilt into multi-million-dollar homes. Nose Hill Park, the fourth-largest urban park in Canada is only a short walk away along with The Calgary Winter Club, a premiere sport and social club. This beautiful 1625sf family home shows pride of ownership inside and out with many upgrades over the years. It is situated on a 72' x 120' lot with a large sunny south and west facing backyard which features a paving stone patio with a firepit. The front yard was professional landscaped in 2014 with beautiful perennial plants and shrubs along with a patio stone sideway leading to the composite wood stairway. Newer windows, fascia, soffits, eavetroughs and shingles as well as upgraded R50 attic insulation. The remodeled kitchen features rich red oak cabinets and island with granite countertops and an eating bar for 4 chairs. Enjoy the beautiful sunrises from the east facing windows over the kitchen sink. You can cool off on those hot summer nights in the 250sf sunroom off the kitchen. There are 3 bedrooms on the main floor with the primary bedroom featuring a 3 piece ensuite bath. The basement was completely redeveloped in 2016 with a billiard room, theater room, full bath and laundry room. The main floor features hardwood floors throughout except for the heated tile floors in the kitchen and all 3 bathrooms. There are two fireplaces to enjoy on those chilly winter nights in front of the TV or theater screen. There is direct access to the heated double tandem garage through the basement which also leads to the covered carport. The 40' long driveway will accommodate parking for 4 additional vehicles. This home is

surrounded by 2 – 3 million dollar houses! Don't miss the rare opportunities to live in a beautiful home in FOOTHILL ESTATES!