



GRASSROOTS
REALTY GROUP

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911 80 Avenue SW
Calgary, Alberta

MLS # A2284147



\$734,900

Division:	Chinook Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,686 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Front Drive, Garage Faces Front, Parking Pad, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscaping		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Stone Counters, Storage, Vaulted Ceiling(s)		
Inclusions:	n/a		

OPEN HOUSE SAT. FEB 7th 2-4pm. This character filled 4-level split in sought after Chinook Park offers 4 bedrooms, 3 full baths and almost 2,300 sq. ft. of well-appointed living space with timeless mid-century appeal with modern updates. This charming home sits on a great sized lot, it exudes curb appeal as it's clad in Hardie board siding and framed by mature trees. The expansive front deck is equipped with privacy screens that make it the ideal spot to sip morning coffee, eat alfresco or unwind after work. The inviting main floor boasts a vaulted ceiling with exposed wood beams and skylight. Hardwood flooring flows seamlessly throughout the living room and dining area. Large windows flood the space with natural light, creating a welcoming atmosphere. The chef inspired kitchen features tons of cupboard/cabinet space, granite countertops, s/s appliances (including a gas stove), cork floor and a functional layout which is great for day-to-day living as well as entertaining. Upstairs, you'll find a primary retreat complete with built-ins and a private 4pc ensuite with deep soaker tub. A 4pc bath and second great sized bedroom finish this level. *The lower level is mostly above grade and features large windows so it's bathed in natural light and IS INCLUDED IN ABOVE GRADE SQ FT * - here you will find two ample sized bedrooms, a 3pc bath, and rear door with direct access to the landscaped backyard. A spacious and versatile family room rounds out the lowest level - it's perfect for relaxing nights as well as lively get-togethers with built-in cabinetry offering storage and display space - it would make an excellent media/movie room, playroom or home gym. You will also find a laundry room and a bonus hobby/workshop room which gives you even more functional space for DIY projects/creative pursuits. Out back, the sun soaked south-facing yard is ready

for your enjoyment with wooden garden boxes for green thumbs and an interlocking brick patio perfect for BBQs and summer gatherings. A single car garage connected by a breezeway to the front door makes bringing in groceries... 'a breeze'. This home is excellently located for both commuters and weekend adventurers, offering quick access to downtown and major roadways including Glenmore Trail, Elbow Drive, and 14th Street. There's no shortage of activities to take part in year-round nearby - you can walk, bike, and hike the trails of Weaselhead Flats or check out the water/paths at Glenmore Reservoir. Take a trip back in time at Heritage Park, or enjoy the boutique shops, cozy cafés, and inviting patios at Glenmore Landing. Schools, parks and Rocky view Hospital are also close by. This gem has unlocked potential meaning you can create a space that reflects your style and vision for many years to come in one of Calgary's most desirable and beloved neighbourhoods.