



**7928 36 Avenue NW  
Calgary, Alberta**

**MLS # A2292887**



**\$775,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	920 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Alley Access, Driveway, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Rectar		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub		
<b>Inclusions:</b>	N/A		

This beautifully renovated home has been completely updated inside and out and wrapped in durable Hardie Board siding with Smartboard trim, featuring all new triple-pane windows throughout for maximum efficiency and comfort. As you enter the home you are greeted with a fabulous kitchen designed for both style and function with natural quartz countertops, a gas cooktop in the center island, built-in oven and microwave, custom cabinetry with under-mount lighting, a beautiful tile backsplash, and ceramic tile flooring perfect for all your culinary desires. Adjacent to the kitchen is the warm and bright living room which offers engineered hardwood flooring, pot lighting, a cozy gas fireplace with black slate tile surround and Hunter Douglas honeycomb blinds which are featured throughout the home. The dining area features patio doors leading out to the front patio, creating a bright and welcoming space for entertaining. The main bathroom includes tile flooring, quartz countertops, custom cabinetry, and a tub with floor-to-ceiling tile surround making for a truly refreshing space. Additionally on the main level you will find two large bedrooms, including the primary bedroom, both featuring custom closet built-ins for excellent storage. Downstairs you will feast your eyes on a fully finished basement that offers additional living space with carpet throughout, a large family room, two more spacious bedrooms, and a laundry room with sink. For the full spa-like experience the downstairs bathroom is a true wet bathroom, fully finished with floor-to-ceiling tile throughout. The real standout is the 24' x 40' oversized 3.5-car garage built for car lovers and serious projects. This space features extended ceiling heights (10' and 15'), a car lift, mezzanine storage, spray foam insulation, epoxy floor coating, natural gas furnace, and 200-amp electrical service.

To add to the stunning list of renovations this home hosts a new roof and shingles on both the house and the garage as well as all new electrical in the house including panel, wiring, plugs and lighting. In addition you will find a new 200-amp electrical service, all new plumbing, new HVAC lines to each bedroom, air conditioning, a hot water heater replaced during renovation (2018) and new drywall and paint. Outside you will find a new fence and gates on the east side, adding to your enjoyment of your home through all the many seasons, as well as new eavestroughs, soffits and downspouts ensuring the exterior of your home is well taken care of. To finish off this list of amazing modernizations this home offers spray foam insulation (garage and laundry room) with Rockwool insulation throughout the rest of the house, all new doors and hardware (house, closets, and garage) and an installed Lorex security system. Look no further for a rare opportunity to own a fully renovated home with a serious garage setup &mdash; perfect for anyone who wants a comfortable home and the ultimate space for cars, projects, and hobbies.