



GRASSROOTS
REALTY GROUP

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5027 Norris Road NW
Calgary, Alberta

MLS # A2293197



\$850,000

Division:	North Haven		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,526 sq.ft.	Age:	1984 (42 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Shingle Siding, Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage		
Inclusions:	Dishwasher, Fridge, Reverse Osmosis, Pool Table Negotiable		

Welcome to this beautifully maintained and fully developed two-storey home offering over 3,800 sq ft of total developed living space, ideally situated on a quiet street in the highly desirable community of North Haven. This exceptional location places you just steps from schools, playgrounds, Nose Hill Park, the North Haven off-leash dog park, public transit, and provides quick access to 14th Street—perfect for families seeking both space and convenience. The main level welcomes you with soaring cathedral ceilings that create an open and airy feel throughout the main living areas. The bright living room is anchored by a cozy wood-burning fireplace, while the adjacent dining area flows seamlessly into the well-appointed kitchen. Designed with both functionality and entertaining in mind, the kitchen features granite countertops, new stainless steel induction stove, new stainless steel fridge, abundant cabinetry, and generous counter space. From here, step outside onto the composite deck and enjoy the beautifully maintained west-facing backyard, perfect for summer BBQs, outdoor dining, or relaxing in the sunshine. A truly unique feature of this home is the main floor illegal suite with its own private entrance, offering incredible flexibility for multi-generational living or a nanny suite. This self-contained space includes one bedroom, a full bathroom, kitchen with new white appliances, spacious living room, and a private terrace balcony, providing comfort and privacy for extended family or guests. Upstairs you will find three additional bedrooms, including a spacious primary retreat complete with a walk-in closet and 5-piece ensuite featuring a dual sink vanity, subway tile shower, and relaxing jet soaker tub. Two additional well-sized bedrooms are located near the 4-piece main bathroom, finished with modern touches including a rain shower. The fully developed

basement offers additional versatile living space ideal for relaxing or entertaining. This level features a large family room with open space currently used as a billiards area, perfect for movie nights, games, or gatherings. A den currently used as a media/music room, a 3-piece bathroom, and a large laundry room with sink, built-in cabinetry, and ample storage complete the lower level. This home has had most of the windows replaced in 2024. Completing the property is the garage equipped with 220V power, ideal for workshop use, hobbies, or electric vehicle charging. The west-facing backyard serves as a private outdoor retreat, beautifully landscaped with mature greenery, garden beds, and a convenient storage shed for tools and outdoor equipment. Whether gardening, entertaining, or simply unwinding in the sunshine, this inviting outdoor space offers plenty of room to enjoy. With quality construction, a rare main floor illegal suite , and an exceptional location, this well-loved home presents a fantastic opportunity to own a spacious property in one of North Haven's most established and sought-after communities.