



**22 Confederation Villas NW
Calgary, Alberta**

MLS # A2295652



\$775,000

Division:	Collingwood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,387 sq.ft.	Age:	1989 (37 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 528
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d19
Foundation:	Wood	Utilities:	-
Features:	Vaulted Ceiling(s)		
Inclusions:	N/A		

Tucked within a highly sought-after gated community, this beautifully maintained bungalow villa offers the ease, comfort, and lifestyle today's empty nester or snowbird is looking for. With true main floor living and thoughtful updates throughout, this is a home designed for simplicity without compromise. Step inside to a bright, inviting living room where vaulted ceilings and a cozy fireplace create the perfect setting to relax or gather with friends. The adjacent dining room is ideal for hosting family dinners and special occasions, blending everyday comfort with effortless entertaining. The kitchen is sunny and functional, featuring abundant cabinetry, a central island, and a charming breakfast nook set into a bay window, perfect for casual mornings. From here, step out through the patio doors to your private deck overlooking a serene shared green space with mature trees, offering a peaceful outdoor retreat. The main floor primary suite is a true highlight, offering ease of living with its bay window, soaring ceilings, walk-in closet, and spacious ensuite complete with double sinks. A second bedroom and full bathroom provide a welcoming space for guests, while the mudroom and laundry area conveniently connect to the double attached garage. Downstairs, the developed basement adds versatility with a comfortable family room and dedicated office space, complete with built-in cabinetry for both media and work. A convenient half bath completes this level, making it ideal for quiet evenings or working from home. Lovingly cared for over the years, this home reflects pride of ownership, including updated windows in 2019. Beyond the home itself, the location is exceptional. Set adjacent to Confederation Park, residents enjoy access to scenic pathways, tennis courts, a public golf course, playgrounds, cross-country skiing, and an abundance of natural beauty right at your

doorstep. This is a rare opportunity to enjoy a lock-and-leave lifestyle in a peaceful, well-managed community perfect for those ready to simplify, travel, and truly enjoy the next chapter.