



**80 Clarendon Road NW
Calgary, Alberta**

MLS # A2116495



\$1,725,000

Division:	Collingwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,825 sq.ft.	Age:	1962 (62 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Garden, Landscaped, Private		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	NA		

Discover a hidden gem that's larger than it appears, boasting a luxury renovation with quality and craftsmanship that is unmatched! No stone left unturned in this exceptionally designed home. Right down to the studs and then some, this home is almost a new build. Book your showing now to see the quality and details put into this bigger than expected showhome! This stunning 5-bedroom, 3-bath bungalow in the coveted Foothills Estates, offers just shy of 3200 square feet of exquisite living space. Step into luxury with this home that features an elegant chef's kitchen complete with gas range, built in high-end appliances, large island with reeding detail and a dreamy butler's pantry. Beautiful tray vaulted ceiling captures the dining area perfectly while allowing for an open concept flow and feel into a bright welcoming family room. The main floor hosts the primary suite with stunning 12 foot ceilings, an ensuite complete with steam shower and walk-in closet fitted with a laundry steamer. 2 additional bedrooms both with custom built wardrobes and a full bathroom complete this floor. An extra wide staircase invites you into the lower level of this home. Beautiful deep window wells allows for a flood of natural light throughout the finished basement. A dry bar, generous sized family room, 2 additional bedrooms, flex room, laundry, full bathroom, along with a functional mudroom that walks through to the attached garage complete this level. Don't miss the adorable and convenient dog wash in the mudroom! Other highlights of this professionally renovated home is the newly laid rubber driveway, air conditioning, newly constructed roof, and an HRV system. Situated on a huge lot, this property offers ample space for outdoor activities and entertainment. Additionally, a heated workshop provides a perfect space for hobbies or projects. This meticulously

designed bungalow combines modern amenities with spacious living, making it a dream home for those seeking both comfort and style. This gem is a must see in person to fully appreciate how gorgeous it is!