



**4719 Chapel Road NW
Calgary, Alberta**

MLS # A2130900



\$950,000

Division:	Charleswood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,393 sq.ft.	Age:	1961 (63 yrs old)
Beds:	3	Baths:	1
Garage:	Insulated, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Gazebo, Landscaped, Underground Sprinklers, Tree		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Chandelier, Crown Molding, Dry Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)

Inclusions: 2nd Garage Door Opener

Welcome to this charming bungalow located in the tranquil community of Charleswood. Situated on a quiet cul-de-sac, this home offers over 2,600 square feet of developed living space, providing ample room for family living. As you step inside, the inviting foyer welcomes you with plenty of natural light. The main level features hardwood flooring and vaulted ceilings, creating a bright and open atmosphere. The living room, complete with plush carpeting and a cozy gas fireplace, flows seamlessly into the upgraded kitchen. Here, you'll find granite countertops, an island, stainless steel appliances, sleek white cabinetry, and a pantry, making it a chef's delight. The dining area, adjacent to the kitchen, has sliding doors that lead to a large covered deck, perfect for outdoor dining and relaxation. A sunroom offers additional space to unwind, while the four-piece bathroom and three bedrooms, including a spacious primary bedroom, complete this level. The fully developed basement, upgraded in 2017, boasts a large recreation room, dry bar, and an electric fireplace, providing a great space for entertainment. A family room offers additional living space, and the laundry room is conveniently located on this level. This home includes a single attached garage, a large south-facing backyard with underground sprinklers, and air conditioning for those warm summer days. All new windows were installed in 2021, with the exception of the sunroom. Hunter Douglas vertical blinds and solar shade screens are also included. Notable updates include a new hot water tank (2017), furnace (2014), and roof (2006). Steps from the bike and walking paths of Nose Hill Park, this home is ideal for outdoor enthusiasts. It is close to the Charleswood and Collingwood Dog Parks, schools, parks, playgrounds, and shopping. The University of Calgary, Foothills Hospital, and Market Mall are just minutes away, and

transit options are easily accessible. Golf enthusiasts will appreciate the short drive to Confederation Park Golf Course. Experience the best of family-friendly living in Charleswood with this delightful bungalow.