



**4 Van Horne Crescent NE
Calgary, Alberta**

MLS # A2133720



\$700,000

Division:	Vista Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,169 sq.ft.	Age:	1964 (60 yrs old)
Beds:	5	Baths:	3
Garage:	Driveway, Front Drive, Garage Faces Front, Oversized, Single Garage Attach		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Landscaped, Level, Rectangular Lot		

Heating:	High Efficiency, Electric, Mid Efficiency, Fireplace(s), Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Aluminum Siding , Concrete, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: Basement appliances

This beautifully renovated bungalow in Vista Heights offers an exceptional living experience. Nestled on a corner lot, this home boasts a legal suite and a total of 5 bedrooms and 3 full baths. Upon entry, you're greeted by an open, modern layout that exudes sophistication. The living room features an electric fireplace framed by sleek, polished tiles, creating a cozy yet contemporary ambiance. The newly renovated kitchen is a chef's dream, boasting modern high gloss white cabinets, a centered island, and stainless steel appliances, perfect for culinary enthusiasts and entertaining alike. The main floor is thoughtfully designed with 3 bedrooms and 2 full baths, including a luxurious master suite complete with a full ensuite bath. Oversized windows flood the main floor with natural light, enhancing the spacious feel of the interior. A separate side entrance leads to the self-contained legal suite in the basement, offering additional living space or rental income. The basement suite includes a kitchen, 2 bedrooms, a full bath, and its own laundry facilities, providing convenience and privacy for guests or tenants. With recent renovations adding to the appeal of this already charming home, it's ready to welcome you to a lifestyle of comfort and style. Don't miss out on the opportunity to make this stunning bungalow your new home. Schedule a viewing today and experience the epitome of modern living in Vista Heights.