



**3604 Chippendale Drive NW  
Calgary, Alberta**

**MLS # A2137304**



**\$1,590,000**

<b>Division:</b>	Charleswood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,859 sq.ft.	<b>Age:</b>	1961 (63 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Alley Access, Enclosed, Garage Faces Rear, Heated Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Lawn, Interior Lot, La		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Stucco	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Beamed Ceilings, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	NONE		

WELCOME to the epitome of Luxury Living, where every detail poignantly exudes elegance and modern sophistication! Enter into a SPACIOUS FOYER enveloped with CHIC LIGHTING and OVERSIZED DOORS leading to VAULTED CEILINGS and open spaces! Begin your experience at the GRAND PRINCIPAL SUITE situated at the front of the house, showcasing OVERSIZED WINDOWS, VAULTED CEILING and BEAUTIFUL ACCENT LIGHTING! Relax and enjoy a HOTEL INSPIRED AMBIANCE with your BUILT-IN MARTINI/COFFEE BAR with ample storage space custom built right in! The spacious WALK IN CLOSET is made for the FASHIONISTA with enough room to keep your wardrobe in boutique style. Treat yourself in the relaxing SPA INSPIRED ENSUITE with OPULENT SOAKER TUB, LUXE LIGHTING, DOUBLE VANITY, EXQUISITE STONE COUNTER, WALL HUNG TOILET and ENORMOUS RAIN SHOWER! Thoughtfully curated living spaces invite you to the main living area where a BACKLIT ONYX floor to ceiling FIREPLACE flanks a LOUNGE INSPIRED WINE CASE and adjoining DINING ROOM poised for entertaining! The real showstopper is the MODERN & CHIC KITCHEN with HUGE ISLAND with WATERFALL FEATURE TITANIUM GRANITE, LUXE BLACK and LIGHT WOOD FULL HEIGHT CUSTOM CABINETRY, SLICK HARDWARE AND TONS OF STORAGE! Beautiful craftsmanship details include PANEL READY REFRIGERATOR-FREEZER, DISHWASHER, CHEF INSPIRED GAS RANGE & BEAUTIFUL BUILT IN HOOD FAN. Down the Hall & tucked away for privacy is BEDROOM 2 featuring it's own 4 PIECE ENSUITE & SPACIOUS CLOSET! The LUXURIOUS HALF BATH showcases design elements such as PENDANT LIGHTING, OVERSIZED STONE TOPPED VANITY, DESIGNER SINK &

FAUCET, WALL HUNG TOILET & SPA STYLE TOWEL STORAGE. The HUGE & LUXURIOUS LAUNDRY / MUD ROOM will blow you away with it's bright airy space, high ceiling, ample windows and tons of work space. You will truly appreciate the impeccable design of this addition leading to the ATTACHED OVERSIZED HEATED TRIPLE GARAGE which also features electrical ready for electric vehicle charger installation. The LOWER LEVEL is a family oasis featuring a HUGE FAMILY/MEDIA ROOM, COZY LOUNGE AREA, BUILT IN BAR WITH WINE FRIDGE and OFFICE AND EXERCISE ROOM all with GLASS FRONTS! 2 ADDITIONAL BEDROOMS, 4 PIECE BATH & EXTRA STORAGE complete this level. Enjoy a total of 3144 SQUARE FEET OF LIVING SPACE that this breathtaking bungalow has to offer in the heart of Charleswood! Pristinely located on a quiet street just steps to the PARK, SCHOOLS and easy driving distance to SHOPPING, RESTAURANTS, HOSPITALS, UNIVERSITY OF CALGARY, PUBLIC TRANSPORTATION & MAJOR ROADWAYS out of the city. This desired community is ranked as one of Calgary's Top Neighborhoods for family living! Photos are from previous staging of the property, furniture has now been removed.