



**3727 Kerrydale Road SW
Calgary, Alberta**

MLS # A2147300



\$1,019,000

Division:	Rutland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,268 sq.ft.	Age:	1956 (68 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Driveway, Oversized, Single Garage Attached, Single Garage D		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator x 2, tv wall mounts/brackets

Proudly presenting 3727 Kerrydale Road S.W. – an executive residence in the quiet inner-city neighbourhood of Rutland Park that Delivers it ALL – a stylishly renovated bungalow, oversized 7300+ SF landscaped lot w/ extensive outdoor living areas, 2 garages & an illegal suite w/ separate entry. This modern renovated property beautifully encapsulates the fashionable organic modern movement. Both inside & out, the property exemplifies an aesthetic of relaxed sophistication w/ its balanced blend of minimalism, mid-century modern & bohemian design. The combination of organic textures, colourful elements & warm wooden hues are ever present throughout the 2400 SF of extensively Updated & Upgraded living space. The mid-century era front door, classic hardwood flooring & abundance of natural light create a welcoming & tranquil mood. Designed w/ cooking & entertaining in mind, the sleek flat panelled cabinetry dresses the chic monochromatic kitchen boasting stainless steel appliances, exceptional storage & peninsula w/ seating for 4 while the bright dining area provides plenty of space for hosting dining parties or gathering w/ family. The living room’s dramatic paint & marble clad fireplace add interest & texture to the subtle palette. The beautiful hardwood floor continues down the hall into the generous-sized owner’s retreat where the primary bedroom effortlessly accommodates a king-size bed. Built-in shelving lines the walk-in closet & the renovated ensuite features a separate deep soaker tub, luxe shower & in-floor heat. Rounding off the main floor is a 2nd bedroom & pretty powder room. The bright lower level presents several unique opportunities. Complete with an expansive living area, 2 additional bedrooms & kitchen, the 1160 SF lower level offers 1) excellent revenue potential, 2) autonomous living quarters for additional family members or 3) a

second floor for your own personal enjoyment. With the kitchen providing the amenities of a well-appointed wet bar, the family room makes for a comfortable area for games & movie nights while the extra bedrooms are ideal for a home office, gym or a place for guests to stay. Not to be outdone by the interior, the exterior makes an equally modern organic statement with its dark stucco, clean lines, wood hues, & natural landscape. Extensive plantings & hardscaping have revitalized the backyard into a stunning private oasis. Enjoy endless days & evenings entertaining friends, dining al fresco under the stars, or staying cool under the covered pergola. Notable highlights of this special property include the following improvements in the last 5 years: kitchen & primary bathroom renovations, new front porch & rail, extensive backyard landscaping, decking, patio & pergola installation, exterior stucco fully painted, marble fireplace surround, air conditioning & new lighting. Completing this perfect package are 2-single garages (1 oversized). A RARE inner-city gem that Delivers it All! MOVE IN READY IMMEDIATELY!