



4032 Grove Hill Road SW
Calgary, Alberta

MLS # A2149185



\$859,900

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,162 sq.ft.	Age:	1955 (69 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Garage Faces Rear, Insulated, Oversized, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: N/A

Discover timeless charm combined with modern elegance in this captivating 1955 gem, fully renovated to meet today's standards. Nestled on a serene street with lush green space in front, this 4-bed, 2-bath home invites you to experience the perfect blend of comfort and style. This home went through a major reno in 2017 - Step into the heart of the home – a gourmet kitchen boasting built-in appliances and a sleek gas cooktop centered in a pristine quartz island. The spacious living room, complete with a cozy gas fireplace and a grand West-facing window, is bathed in natural sunlight, creating a warm and inviting atmosphere. Throughout the main floor, you'll find the exquisite touch of engineered white oak hardwood flooring. Indulge in the luxury of the main 5-piece bathroom, meticulously expanded to include a double vanity with a quartz countertop, ensuring a spa-like retreat. The lower level features a generous rec room, an additional fireplace, a large 4th bedroom, a versatile den, a stylish bar, a 3-piece bath, and a spacious functional laundry room. Outside, the expansive backyard offers a private oasis with mature trees and an oversized single garage (16x24), perfect for all your storage needs. Upgrades galore, including central air, new paint, newer windows, freshly stained deck, updated plumbing, and electrical systems, enhance the home's allure. Call your favorite Realtor today to schedule a showing.