



1001 70 Avenue SW
Calgary, Alberta

MLS # A2149241



\$2,960,000

Division:	Kelvin Grove		
Type:	Residential/House		
Style:	Bungalow		
Size:	3,280 sq.ft.	Age:	1956 (68 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Concrete Driveway, Electric Gate, Garage Door Opener, Garage		
Lot Size:	0.75 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Dog Run Fenced In, Front Yard,		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Bidet, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Inclusions: Second dish washer, second garburator, additional ceiling fans, three (3) wall-mount televisions, second garage door opener, irrigation system, basket ball hoop, workshop, car lift, John Deer mower tractor.

A very rare opportunity to own 32,755 sq ft of property in the heart of desirable Kelvin Grove. The historic Herron Family Estate includes a 5 bedroom, 3.5 bathroom fully renovated Bungalow offering a luxurious 4882 sq ft of living space, an oversized 4 car attached garage and a heated workshop in the gated back yard. An ideal location nestled beside a park and close to Rockyview Hospital and the beauty of Glenmore Reservoir. Step inside the main wing of the home to an inviting and luxurious modern design. The entry foyer with heated floor leads to a spacious and bright living room that opens on to the sunny backyard oasis. A chic fireplace with Rundlestone surround and gorgeous Brazilian cherry wood flooring sets the scene for elegant entertaining or memorable family gatherings. Your gourmet kitchen is a chef's dream, with 48" Wolf gas range with dual ovens, Sub-Zero refrigerator, Bosch warming drawer and two Bosch dish washers. You will love the oversize quartz island, beverage station and large pantry. Bamboo cabinetry with solid wood interiors is featured in the kitchen and throughout the home. At the end of the day your relaxing primary bedroom suite has views of the lush mature trees in the back yard. Unwind in the luxurious ensuite with a deep soaker tub, granite counters with dual sinks and an oversize shower. The south wing of the bungalow offers two spacious bedrooms, full bathroom, laundry room with wash sink and a sunny fitness room or second office overlooking the yard. The large mudroom leads to the heated 4 car garage with epoxy flooring, work sink, storage rails and racking. Heated floors throughout the lower level keep everything comfortable as you enjoy family movie time in the recreation room or gather with friends for wine night at the bar beside your walk-in wine cellar. There are two more large bedrooms a full bathroom

and a walk-up entrance that leads to the spectacular back yard. Extend your living space to the large south facing deck and patio just off the living room. Kids will love playing in the expansive yard or shooting hoops at the basket ball court. The remotely operated gated entry leads to a fully insulated and heated workshop with car lift and extra tall garage door. This building is perfect for the car enthusiast, wood worker or other hobbyist. The specialty stamped concrete driveway offers plenty of room for guests to park. Located near Chinook Centre and Britannia shopping district, medical and fitness facilities, great schools from K-University within a few minutes, easy access to major roadways and a quick drive downtown or out to the mountains. Abundant recreational opportunities nearby include the bike pathway system around the reservoir, Glenmore Sailing Club, Calgary Canoe Club & Southland Leisure Centre. This perfect forever home on almost an acre of land is your private oasis in the heart of the city. Don't miss this rare opportunity.