



**8247 4A Street SW  
Calgary, Alberta**

**MLS # A2152508**



**\$855,000**

<b>Division:</b>	Kingsland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,160 sq.ft.	<b>Age:</b>	1958 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Pie Shaped Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, No Smoking Home, Skylight(s), Vaulted Ceiling(s)		

**Inclusions:** Deep freeze in basement, wood oven in yard, wheel chair/mobility lift located outside the side-entrance.

\*\*\*Open House Sunday July 28 12 - 2 p.m.\*\*\* \*Over 3,200 sq. ft. of living space including the partially finished basement.\* Stop by the front patio for morning coffee before you enter the gorgeous and bright foyer of this exceptional 'Keith Built' home. Located at the end of a quiet 'no exit' street, this home is spacious and uniquely functional to accommodate growing families, multi-generation or aging-in-place. The original bungalow was expanded in 1994 to include an expansive great room with gas fireplace, floor-to-ceiling windows, skylights and double sliding doors to the lovely paved patio and large west facing backyard, backing on to a lane. The expansion also added the foyer, double attached garage, two-piece main floor bathroom, and a dreamy second floor master bedroom with a large ensuite including skylight, separate shower + soaker tub and another light-filled bonus room. The main floor boasts well-maintained, original hardwood flooring and includes the second spacious primary master bedroom, two more good-sized bedrooms and a fully renovated full bathroom. The modern kitchen is well equipped with a downdraft range, breakfast nook and sit up bar. The spacious dining room openly connects to the great room making it perfect for entertaining and family connection. The side entrance, accessible through the kitchen has a functional wheelchair/mobility lift making access easier. Outside is a huge, private backyard oasis with beautiful mature trees, a large open grassy area and a paved patio. The original, well maintained, single garage fits perfectly into the outdoor scene and can be used as a studio or workshop (has electrical and a functioning metal door). The back fence has a large access door for potential RV parking. Downstairs in the partially finished basement you'll find a large rumpus room (previously used as a

fifth bedroom, not egress) and three-piece bathroom along with a huge laundry room and utility area. Separate furnace for the addition to the home is new (2021) and located sub-floor in attached garage. Full asphalt roof, including on detached garage replaced in 2008. This home is located on a lovely street with nice neighbours on the South side of Kingsland, close to all amenities, bordering Heritage Drive with Elbow Drive and Macleod Trail close by. There are three schools nearby (K to 12) including Henry Wisewood Highschool. Walkable to Heritage C-Train station. Glenmore Reservoir, Heritage Park, Rockyview Hospital and Chinook Centre are a short drive away. Kingsland has been identified by The City of Calgary for R-CG zoning, which could increase the investment potential of a lot this size.