



**7820 Churchill Drive SW  
Calgary, Alberta**

**MLS # A2152840**



**\$1,500,000**

<b>Division:</b>	Chinook Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,625 sq.ft.	<b>Age:</b>	1960 (64 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Slab	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas
<b>Features:</b>	Bar		

**Inclusions:** Dishwasher, Six Televisions with Remotes and Brackets, Refrigerator, Garage Openers, Hot Tub, Underground Water Sprinkler System, Broil King Barbeque, Traeger Smoker, Oklahoma Joe's Smoker

\*\*\*OPEN HOUSE - Tuesday, July 30th - 2 to 4 pm\*\*\* Executive Bungalow in a Premier location Fully Renovated with EXQUISITE Attention to Detail! Welcome to 7820 Churchill Drive SW. The Exquisite Alluring Executive Bungalow! Enjoy a very unique augmented home centrally located to numerous Amenities and Recreational Areas! This beautiful property was completely rebuilt from the foundation up with 4 bedrooms, 4 full baths and 3,549 square feet of exceptional high quality developed living space. There is a perfect blend of new construction with the charm and warmth of traditional brick and luxury finishing elegance. The full red brick and stone wrapped exterior with Kolbe triple pane windows, tongue and groove wood soffits plus the high efficiency furnace, A/C and boiler system make this home efficient and attractive year-round. The welcoming covered front entrance leads into an open floor plan with engineered wide plank flooring throughout. The large living room offers a custom Rumsford fireplace, a dramatic focal point open to the custom kitchen and dining area with a large central island. The kitchen features (built on site) solid alder wood cabinetry, commercial grade stainless steel appliances including the 42" side by side fridge, combination wall oven/microwave, 6 burner gas range and features a full red brick accent wall. Entertain and enjoy the massive (518 sq. ft.) covered patio featuring a masonry Rumsford wood burning fireplace with gas log lighter (there are two more in the home as well) and an Oklahoma BBQ pit. The primary bedroom is loaded with plenty of natural lighting while continuing the exposed red brick theme offering a spa quality 5-piece ensuite with travertine tiles, large soaker tub, double sinks and a walk-in closet. A second bedroom, full bath and rear entrance with custom built-ins completes the main level. The lower level

also offers a huge great room with the third Rumsford masonry wood burning fireplace and exposed red brick feature wall leading to the wet bar plus a custom wine room with cold storage. There is an additional separate "walk-up entrance" to the lower level perfect for a nanny or mother-in-law. When you have family or friends in for the weekend, they have their own entrance! Two large bedrooms one with a three-piece ensuite and laundry room complete the lower area. Meticulous attention to detail and thoughtful elegant luxury design are evident throughout this home. Behind this palatial abode you will find an oversized double detached (ability to be a stacked triple) garage with heated floors and an office with a separate entrance. All of this and more are in a central location close to all amenities including schools, shopping, Rocky View Hospital, Parks and the Glenmore Reservoir. Please enjoy the enhanced Picture Portfolio where we showcase the location. This is one of the most unique, well built plus exceptionally designed Bungalows being sold in Calgary today. Please make sure to check out the Matterport link.