



**GRASSROOTS**  
REALTY GROUP

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**827 Raynard Crescent SE**  
**Calgary, Alberta**

**MLS # A2153561**



**\$718,800**

<b>Division:</b>	Albert Park/Radisson Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,113 sq.ft.	<b>Age:</b>	1965 (59 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Heated Gar		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot, See		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Ceramic Tile, See Remarks
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Kitchen Island, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-C1

**Utilities:** -

**Inclusions:** 2 FRIDGES , 2 DISHWASHERS , SHED , GARAGE OPENER

WOW, You will be very impressed with this stunning bungalow that is fully developed with separate entrance to the lower level. Features of the main level include; three good sized bedrooms with a three piece En suite primary, four piece main bathroom, Beautiful south facing sun room, large granite island and counter tops, all stainless steel appliances up and down, very open and bright, neutral decor with beautiful travertine inlaid tile flooring. The lower level is just as beautiful as the upper level with features a full kitchen with granite island and counter tops, four piece bath, large bedroom & possible second bedroom, tile floors, laundry room and plenty of storage. The South private back yard features; artificial turf, lovely flower bed, lots of room for your patio furniture, 25 x25 oversized garage, heated, 220 power, garage door opener, shed and lots of RV PARKING AND PAVED BACK LANE. Great quite location and much more. Shows 12 out of 10. You will not be disappointed. Please call for a private viewing. Have a great day.