



11326 87 Street SE
Calgary, Alberta

MLS # A2157780



\$995,000

Division:	South Foothills		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,814 sq.ft.	Age:	1979 (45 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Additional Parking, Driveway, Heated Garage, Insulated, Oversized, Parking F		
Lot Size:	0.43 Acre		
Lot Feat:	Back Yard, City Lot, Fruit Trees/Shrub(s), Gazebo, Front Yard, Lawn, Landsc		

Heating:	Forced Air, Natural Gas	Water:	Drinking Water, Well
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Stone, Stucco, Wood Frame, Wood Siding	Zoning:	(S-FUD)
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Phone, Sewer, Water

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Granite Counters, High Ceilings, Jetted Tub, Natural Woodwork, Recessed Lighting, Sauna, Separate Entrance, Skylight(s), Soaking Tub, Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: 2 Ceiling Fans, Fire Pit, Gazebo with Fire Pit, Instant H2O Hot Water, 2 Freezers in the Basement, Log Cabin, Play House, Refrigerator X 2 (1 in Kitchen, 1 in Shop) R/O System, Roll Down Blinds, 7 Sheds, Sauna, Tractor to cut lawn, TV in the Basement

This 3157.83 Sq Ft Developed BUNGALOW has 5 Bedrooms, 2 Bathrooms (incl/SHOP), 7 SHEDS, 2 CABINS, a Cube STORAGE (13'x11'x10'; Exterior Dimensions), a MASSIVE 59'x23'x10' SHOP w/OVERHEAD Doors, 2 PARKING PADS (37'x4'; X 27'x4'; + a 49'x3'; X 17'x3';), + a PLAYHOUSE, all on .43 of an ACRE!!! Walking up to the INVITING Porch, you will see the UNIQUE DETAILS of CREATIVITY, + STYLE incl/French Doors. Inside the SPACIOUS Foyer are CHEERY colors throughout, + HARDWOOD Flooring. The HUGE Living Room has a COZY Wood-burning Fireplace for those chilly nights, + it's GREAT for when GUESTS come over. The Dining Room is up a stair that can EASILY accommodate a LARGE table for meals, + LAUGHTER w/FAMILY, + FRIENDS as you make MEMORIES together. The Updated 2018 SLEEK Kitchen has an ARCHITECTURAL cut-out for a wall allowing in NATURAL Light, Floor-to-Ceiling Modern Espresso Cabinetry, GRANITE Countertops, Tiled Backsplash, + Black Appliances. Step into a HAVEN of the STUNNING Sunroom, designed to be a true RETREAT from the everyday. Featuring EXQUISITE hardwood throughout, this space boasts a 10'x3'; VAULTED Ceiling, 2 Sky Lights, Walls, + Floor all adorned in Rich, Natural Wood, creating a seamless atmosphere. A Corner Wood-Burning Stove adds CHARM, + WARMTH to this space. There are 2 doors leading to the Patio, Deck, + BBQ Patio. Down the hallway are the Laundry Room behind GORGEOUS STAINED GLASS Doors, the 2nd, + 3rd GOOD-SIZED Bedrooms, + the Primary Bedroom. There is a PRIVATE Deck off it for RELAXING over a Morning Coffee as you plan your day. The

WALK-IN Closet, + a Tiled 4 pc EN-SUITE Bathroom has a Jetted Tub for soaking in after a long day, + a Standing Glass Shower. In the Basement is the Family Room w/Rich Natural Wood, + STONE accent walls giving it a place where LOVED ONES could have GAME, + MOVIE nights. The 4 pc Bathroom has a Soaker Tub, + a Standing Glass Shower. The 4th, + 5th Bedrooms have WALK-IN Closets for more STORAGE, + the Utility Room w/Sink, (OVERSIZED H2O 2019, Kinetico Filter System, Drinking Water System, 3 GPM Well {1991}, + Septic), a Flex Area, a Sauna, + a STORAGE Room completes the Full Basement. The roof was replaced in 2020, + a New Addition was added to the house in 2008. The Backyard has a Playhouse, a Fire Pit area for gazing up at a starry night, a Pond, + Metal Gazebo w/Fire Pit, 2 Cabins incl/Cabin Patio, + more!!! The Infrared Heat in SHOP (incl/2 Compressors/Working Benches/Shelving, + Refrigerator) has a 2 pc Bathroom, STORAGE, + there are 2 PARKING PADS. This HOME is PERFECT for the HOME-BASED BUSINESS (just a few steps away) allowing FLEXIBILITY, + CREATIVITY!!! EASY ACCESS to Stoney Trail, + Glenmore Trail. Approximately 7 min from South Trail Crossing (Shops of 130th), + less than 10 minutes to Deerfoot Trail. Book a showing TODAY!!!