



**11 Hounslow Drive NW  
Calgary, Alberta**

**MLS # A2159737**



**\$768,000**

<b>Division:</b>	Highwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,150 sq.ft.	<b>Age:</b>	1955 (69 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, RV Carport		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Landscaped, Lev		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

**Inclusions:** N/A

Welcome to 11 Hounslow Drive NW, where comfort meets functionality and design blends seamlessly with convenience. Step inside to a stunning open-concept, perfect for entertaining. The heart of the home is the spacious kitchen, featuring a large island that invites family and friends to gather around. Bosting large south-facing windows and outfitted with sleek stainless steel appliances, this kitchen is as stylish as it is practical, making meal prep a joy. The main level boasts two generously sized bedrooms and two beautifully appointed bathrooms, ensuring ample space for relaxation and privacy. Downstairs, you'll find an additional two bedrooms, a third 3-piece bathroom, and plenty of flex space to suit your needs—be it a home office, gym, games or media room. One of the standout features of this property is the south-facing backyard, bathed in natural light throughout the day. This warm and inviting outdoor space is perfect for hosting summer barbecues, gardening, or simply unwinding in the sunshine. The oversized heated double garage provides ample storage and parking, while the additional parking pad is large enough to accommodate a camper, trailer, or extra vehicle. Located just across the street is a lovely green space with a playground, offering a safe and fun spot for kids to play. This extra bit of nature also adds to the abundance of parking options and provides a scenic view from your front window. This home is conveniently situated just 10 minutes from downtown and offers the perfect balance of suburban tranquillity and urban accessibility. Don't miss the opportunity to make this exceptional property your own, and schedule your private tour today!