



9935 5 Street SE  
Calgary, Alberta

MLS # A2160873



**\$783,000**

<b>Division:</b>	Willow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,450 sq.ft.	<b>Age:</b>	1963 (61 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden, Landscaped, Many Trees, Private		

<b>Heating:</b>	High Efficiency, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt/Gravel, Rolled/Hot Mop	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Bookcases, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** shed

If you're searching for a beautiful, fully renovated bungalow filled with natural light, look no further! This rare gem features meticulous finishes and upgrades throughout, boasting an expanded footprint and an open floor plan of over 2,550 square feet of living space, including four bedrooms and three full bathrooms. The exceptional kitchen design is a real standout. The ample storage, gas range with pot filler and top-of-the-line KitchenAid stainless steel appliances make it a chef's dream, while the stunning quartz countertops, skylight and oversized quartz waterfall island make it perfect for hosting! The spacious living room is bright and welcoming, with large windows, a tiled wood-burning fireplace, and exposed beams. Two skylights and two fireplaces (one gas insert, one wood-burning) enhance the warm and inviting atmosphere. The living room flows seamlessly into a generous dining area, perfect for large gatherings. The flexible second family room, featuring a brick-facing fireplace, is perfect for a home office or an additional living space. This room opens onto a spacious deck, extending your living area into a serene, private, west-facing backyard. Surrounded by a high fence for added privacy, the backyard is a tranquil oasis where you can enjoy birdsong, garden aromas, and sunlight filtering through mature trees. The primary suite is a luxurious retreat, offering a walk-in closet with custom shelving and a spa-like 5-piece ensuite, complete with a freestanding soaker tub, walk-in shower, and dual vanity. The main level also includes an extra bedroom and a full bathroom with a skylight. The fully renovated basement includes two additional bedrooms with egress windows, a stunning 4-piece bathroom, and a spacious entertainment area. The custom wall unit is perfect for movie nights, and the impressive wet bar, complete with a wine fridge

and sink, is ideal for hosting guests. This inviting space is perfect for both relaxation and entertainment. Recent noteworthy improvements include new AC, high efficiency furnace, heated garage with new blow-in insulation (R-30), landscaping front and back, new eavestroughs, and home has been professionally cleaned top to bottom. This home is a must-see for anyone who values quality, style, and a bright, open living space.