



**5227 Carney Road NW
Calgary, Alberta**

MLS # A2173108



\$1,075,000

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|------------------|--|---------------|-------------------|
| Division: | Charleswood | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,064 sq.ft. | Age: | 1963 (61 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Lawn, Reverse Pie Shaped Lot, Landscap | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Cedar, Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Crown Molding, No Smoking Home, Track Lighting | | |

Inclusions: N/A

Welcome to this stunning and uniquely designed 5-bedroom, 3.5-bathroom home, located on a peaceful street in the highly desirable Charleswood community. This architectural masterpiece boasts over 2,700 sq. ft. of meticulously developed living space, offering both style and functionality for modern family living. One of the home's greatest features is its proximity to the vast and scenic Nose Hill Park, just minutes away. Whether you love hiking, biking, walking, or simply taking your dog out for a stroll, you'll have easy access to nature and recreation right at your doorstep. The quiet, tree-lined street provides a serene retreat while still being close to amenities, schools, and parks. Stepping inside, you'll be greeted by a spacious, floor plan that seamlessly connects the living, dining, and kitchen areas, perfect for both family gatherings and entertaining guests plus a main floor bedroom or office. The home's unique architectural design offers an abundance of natural light, soaring ceilings, and thoughtfully placed windows that create a bright and inviting atmosphere throughout. The Functional kitchen is well laid out featuring modern appliances, an abundance of cabinets, tons of counter space, making meal preparation a breeze. Adjacent to the kitchen is the dining area, which flows into the comfortable living room, complete with large windows that overlook the tranquil yard. A half bath on the main level adds convenience for guests. Upstairs, you'll find 3 spacious bedrooms, including the primary suite. The primary bedroom is a true sanctuary, featuring a spa-like ensuite with large Vanity and Soaker / Shower Tub . The second-floor laundry room adds incredible convenience, eliminating the need to carry laundry up and down stairs. The walkout basement provides additional living space, perfect for a home office, gym, or recreation room,

along with a fifth bedroom and full bathroom—ideal for guests or multi-generational living. With its own laundry facilities, the lower level can easily function as a private space for extended family or a nanny. The attached garage offers not only parking but also additional storage for outdoor equipment and seasonal items, Parking for 5 Vehicles. The backyard provides a quiet, private retreat with plenty of room for outdoor activities, gardening, or simply relaxing on a sunny day. This home is perfect for families looking for space, comfort, and convenience, all within a peaceful and welcoming community. New Carpets, New Deck and many upgrades posted in the photo section, don't miss out on the opportunity to own this one-of-a-kind home in Charleswood, where urban living meets nature at its finest!