



GRASSROOTS
REALTY GROUP

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11445 86 Street SE
Calgary, Alberta

MLS # A2195266



\$849,999

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,460 sq.ft.	Age:	1990 (35 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Double Garage Detached, Driveway, Gar		
Lot Size:	0.43 Acre		
Lot Feat:	Corner Lot		

Heating:	Baseboard, Hot Water, Radiant	Water:	Cistern
Floors:	Carpet, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	S-FUD
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Granite Counters, Quartz Counters, Sump Pump(s)		

Inclusions: Wired camera system on the property is included.

0.43-ACRE PROPERTY WITH OVER 2,000 SQ. FT. OF LIVING SPACE, 2 STOREY HOME WITH A (2024) FINISHED BASEMENT, 3 BEDROOMS, 2.5 BATHROOMS, A PRIVATE AC UNIT, PROPERTY SURROUNDED BY A DECK, A RECREATION ROOM, A LAUNDRY AREA, AND A GYM WITH A HEATED DOUBLE DETACHED GARAGE/SHOP, ALONG WITH EXTRA 2 SHEDS, 2 LONG DRIVEWAYS, AND THE POTENTIAL FOR FUTURE SUBDIVISION AS IT SITS ON A 3 PARCEL LOT. This property seamlessly combines the charm of country living with the convenience of residential living, situated in one of Calgary's most tranquil neighbourhoods. The upper level features three cozy bedrooms and two and a half bathrooms. One of the master bedrooms is equipped with a private air conditioning unit. The property is surrounded by a beautifully designed deck that enhances its aesthetic appeal. Recently completed (2024), the lower level (basement) includes a separate entrance, a recreation room, and a modern laundry area equipped with a new washer and dryer, a wall-in closet, and a gymnasium. Additional storage is provided by two additional sheds, ideal for organizing belongings. The expansive property, spanning three lots, offers the unique opportunity for future owners to subdivide, providing flexibility for potential development. Convenience is ensured by access to city services such as garbage, recycling, organic waste disposal, and snow-plowed roads. The property boasts two long driveways, one paved with asphalt and the other with gravel, providing ample space for RV parking and up to 12 additional vehicles. A notable feature is the oversized 24x26 heated detached garage/shop with 220V power, suitable for a workshop or additional storage. There is ample space to construct additional structures, including a new garage, workshop,

or outbuilding to meet your specific needs. This exceptional property offers boundless possibilities within an exclusive area of Calgary NEAR NEW HOTCHKISS COMMUNITY. 10 MINS AWAY FROM ALL THE Amenities . These rare opportunities do not frequently arise, making it an ideal investment for any discerning buyer.