



**GRASSROOTS**  
REALTY GROUP

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**8555 138 Avenue SE**  
**Calgary, Alberta**

**MLS # A2203821**



**\$1,800,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	3,918 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	5.02 Acres		
<b>Lot Feat:</b>	See Remarks, Views		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar	<b>Zoning:</b>	DC
<b>Foundation:</b>	Wood	<b>Utilities:</b>	Natural Gas Paid, Electricity Paid For

**Features:** Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island, No Animal Home, Open Floorplan, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** none

2076 sqft walkout bungalow with professionally developed basement on 5.02 acres in the City of Calgary. Recently rezoned to high density multi family. This is a great holding property for the future but is also perfect for trucking/home business. Property has 2 entrances and one entrance has direct access to 100% road allowance which is 2 minutes from Stoney Trail. Current owner had development permit for shop but recently let is lapse. This property is excellent setup for small business and can easily be set up for 2 families. \*\*Please note that current owner is also listing agent.\*\*