



GRASSROOTS
REALTY GROUP

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2036 Chicoutimi Drive NW
Calgary, Alberta

MLS # A2208376



\$980,000

Division:	Charleswood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,152 sq.ft.	Age:	1961 (64 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Lawn, Over		

Heating: Central, Forced Air, Natural Gas

Floors: Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Family room TV and speakers

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

* Incredible Design & Location * Main Floor Renovated * Bungalow * Faces West into Confederation Park ** Beautifully Curated and Immaculately Maintained Home! ** You will discover one of the most desirable locations in the highly sought-after Charleswood community, featuring 50' of frontage. ** Situated on a low-traffic street, where pride of ownership is readily evident, this outstanding home offers over 1,150 square feet of thoughtfully developed and designed living space. Boasting a stately primary bedroom with a remodeled adjacent main 5-piece bathroom, a front family room featuring a gas fireplace, TV niche and a stone-faced wall, a semi-formal dining area overlooking the kitchen, hardwood floors throughout the main floor living areas, and numerous upgrades... this home will surely impress. Very bright and open design with the remodeled "Chef's" kitchen featuring stunning granite countertops, custom shaker-style cabinet doors and trims, a center island with a gas cooktop, a flush eating bar, high-end stainless steel appliances, and recessed lighting. Other notable upgrades include flat painted ceilings, 28' x 24' oversized double-car garage. Going above and beyond, you will step out to a beautiful east-facing backyard boasting a lovely oasis featuring an upper and lower wood deck, patio area, hot tub, a large grassy area, fencing, wide side yards, and mature trees. To complete this home, the exterior elevation showcases gorgeous stone details, stucco, shakes, and a covered front entry. Check and Compare! It is a stunning home in an outstanding area. NOTE: Basement is unfinished and ready for your development needs. You can call your friendly REALTOR(R) to book your viewing.