



**GRASSROOTS**  
REALTY GROUP

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**355 99 Avenue SE**  
**Calgary, Alberta**

**MLS # A2209067**



**\$889,900**

<b>Division:</b>	Willow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,361 sq.ft.	<b>Age:</b>	1966 (59 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard		

<b>Heating:</b>	ENERGY STAR Qualified Equipment, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, See Remarks	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting		
<b>Inclusions:</b>	2 Fridges, 2 stoves, 2 microwaves, dishwasher, washer dryer, window coverings, bar fridge.		

Open House Sunday 1:00-3:30. This beautifully updated home feels like new, with extensive renovations throughout. From brand-new bathrooms, windows, and floors to a completely modernized kitchen, exterior, and mechanical systems, every detail has been thoughtfully updated. The home is move-in ready, with all-new appliances! There is over 2200 sq feet of renovated living space in this home, 1361 on the main level and 900 sq ft in the lower level. Features: 5 spacious bedrooms and 3 full bathrooms The main floor offers an open, bright layout with a stunning great room and a new kitchen, complemented by a stylish 4-piece bathroom LED accent lighting enhances the ambiance throughout the home The primary bedroom boasts a luxurious 5-piece ensuite, featuring a soothing soaker tub, a generous walk-in shower, and a large walk-in closet The fully developed lower level includes a large family area, a 4-piece bathroom, a kitchenette, a separate laundry room, and two roomy bedrooms The oversized double garage features a second floor, offering the potential to rent out for \$1,600+ per month, making it an excellent option for offsetting mortgage costs. Located across from a tot lot, this home provides easy access to schools and amenities, making it perfect for families. With high-quality renovations and upgrades throughout, you won't want to miss this opportunity—come see it for yourself and be impressed!