



23 Cheltenham Road NW
Calgary, Alberta

MLS # A2283265



\$1,380,000

Division:	Collingwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,571 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry		

Inclusions: N/A

Price just reduced \$50K. Newly updated with open floor plan with classic staircase to basement in this beautiful 2 storey home is featured on a quiet cul-de-sac in a character Collingwood community. This house was totally rebuilt on 2018 including the upper floor, main floor and front attached double garage. It offers 2571 sq. ft. including 2 generous size bedrooms and a very spacious master bedroom with large ensuite and walk in closet, 2nd ensuite full bathrooms and hardwood flooring all through on the upper floor. The main floor features a cozy family room, a ceiling kitchen feature with newer stainless steel appliances, stylish cabinets with plenty of storage and large granite island, gas line was roughed in for gas stove option, spacious dining room, living room and an office, the vinyl plank flooring all through. Basement was fully finished with a huge recreation and family room with a 4 pc bathroom. Spacious double garage with an addition room for 2nd high efficiency furnace for the house. Nice backyard good for your gardening. This community is close to everything including all levels of schools. Nosehill and Confederation parks, golf, shopping Foothills and Childrens Hospitals and quick easy access to downtown. The options for this property are endless with the most important feature being the lot space to do whatever you want! Vacant and easy to show.