



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**8043 Elbow Drive SW  
Calgary, Alberta**

**MLS # A2291798**



**\$749,000**

<b>Division:</b>	Chinook Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,262 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Insulated, Rear Drive, See Remarks		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped, Lawn, Level, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane, Rolled/Hot Mop	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	H-GO
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, See Remarks, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** N/A

Opportunity knocks with this beautifully maintained, fully developed family bungalow set on a large south-facing corner lot &mdash; one of the largest in the community! Step inside and you&rsquo;ll immediately appreciate the bright, open layout. The impressive living room features soaring vaulted ceilings with massive brand-new windows and blinds creating a warm and inviting space. The spacious kitchen offers plenty of room to cook and gather, complete with a new sink, new cooktop, new dishwasher, new countertops, a built-in wall oven, and newer refrigerator. Just off the kitchen is the open dining area &mdash; ideal for both everyday family living and entertaining, as it seamlessly connects to the kitchen and living room. A nearby door leads to the mudroom and access to the fully developed lower level. With its own private exterior entrance, the lower level offers excellent potential to be configured as a self-contained living space if desired. The main floor includes a generous primary bedroom with a walk-in closet and a renovated 2-piece ensuite. Two additional bedrooms are both bright and well sized, offering flexibility for family, guests, or a home office. Downstairs you&rsquo;ll find a large family room, two more bedrooms, a 4-piece bathroom, and a massive laundry room with extensive built-ins and soaker sink. Storage is abundant throughout the home, with four dedicated storage rooms plus numerous built-in cabinets and shelving. The outdoor space is just as impressive. A private concrete patio off the back door provides a great place to relax before stepping out to the expansive south-facing backyard, complete with a fire pit area &mdash; perfect for enjoying sunny days and outdoor gatherings. There is also an over sized shed with its own power which is super handy when looking for items. The insulated double garage includes a workshop area making it ideal for

projects or hobbyists. Although the property carries an Elbow Drive address, the corner lot location means the home is accessed from a quiet side street, offering safer entry, easier access, and plenty of additional street parking. Ideally located close to shopping, public transit, parks, green spaces, schools, and major routes, this home delivers outstanding convenience in one of Calgary's most established central neighbourhoods. A fantastic opportunity in a location that truly can't be beat!