



**7312 Kananaskis Drive SW**  
**Calgary, Alberta**

**MLS # A2293281**



**\$1,399,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Kelvin Grove   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 2,767 sq.ft.   | <b>Age:</b>   | 1965 (61 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Front Drive                   |               |                   |
| <b>Lot Size:</b> | 0.16 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Level |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum, Parquet, Tile   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Wood Frame, Wood Siding  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, Beamed Ceilings, Breakfast Bar, Double Vanity, Recessed Lighting, Storage, Tile Counters |                   |      |

**Inclusions:** N/A

First time offered for sale! This well-maintained Mid Century 5-bedroom home offers over 4,200 sq ft of finished living space. Located on a quiet street in the sought after community of Kelvin Grove, the traditional floorplan with multiple living areas is the perfect option for large families. The main floor has a centre entry hall design and large principal rooms including a formal dining area and private family room. The kitchen layout allows for a breakfast nook and is prime for updating. The upper level contains 5 nice sized bedrooms and a 4-pc bath with the large primary suite offering a 4pc ensuite. In the basement there is a large rec room with wood burning fireplace and bar with an adjoining bonus room. Large enough for games tables and sitting areas it's the perfect area for teens or anyone who enjoys entertaining. Fully landscaped the west facing backyard with decent sized patio is fully fenced and landscaped. Lane access provides the option to car lovers to build a second garage. Walking distance to all levels of schools including Chinook Park Elementary, Henry Wisewood High School and Calgary Jewish School. Close to Mount Royal University, Rockyview Hospital & South Glenmore Park. Minutes to Chinook Center. Easy access to Macleod Trail S & Heritage Dr.