



GRASSROOTS

REALTY GROUP

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**15 Glenview Drive SW
Calgary, Alberta**

MLS # A2293402

\$1,250,000



Division:	Glendale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,334 sq.ft.	Age:	1958 (68 yrs old)
Beds:	6	Baths:	3
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.33 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Garden, Lawn, Pie Shaped Lot, F		

Heating:	High Efficiency, Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Membrane, Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Storage, Track Lighting, Walk-In Closet(s), Wet Bar, Wood Windows

Inclusions: second stove in basement kitchen

*** For more information, please click the "More Information" button. *** Prime GLENDALE opportunity. DEVELOPERS Approximately 50' frontage and 14,495 sq. ft. lot with walk out. R-CG zoned treed lot with fantastic views on quiet side street. Newer High-efficiency furnaces with AC on one and newer large multi-balconies. High roof line and wide UNOBSTRUCTED VIEWS. DEVELOPMENT POTENTIAL for high value estate style infills plus space for large yards and carriage lane house and garages. Walking distance to many SCHOOLS, Fire station and Police Station and LRT. BACK-ALLEY ACCESS: approximately 164 ft. open to back lane. Utility poles are on opposite side of alley allowing unrestricted access. HOME OWNERS: 2-story addition added to original bungalow with walkout. Approximately 3800 sq ft developed living area. 4+2 bedrooms, formal dining room, Family/TV room, separate living room with wood burning fireplace. Bonus rooms for potential bedrooms, hobbies or workout area. Main floor laundry room-large enough for folding, hanging & storing items! SEPARATE KITCHEN/WORKROOM in basement with WALKOUT. OPEN CONCEPT family/dining/kitchen with separate Living Room and OPEN BEAM WOOD ceilings. Windows everywhere allow natural light combined with custom wood panelling and hardwood floors, feels spacious & cozy at the same time! Primary bedroom is your cabin in the sky. High on the second floor offers outstanding VIEWS, cedar paneled, vaulted cedar beamed ceilings, and a private newer balcony. 2 walk-in closets. Large space and sitting room can easily fit your king-sized bed +any other furniture you have! Downstairs to your lower walk out retreat! Relax, watch a movie, play pool, workout, do crafts, bake a cake whatever you like. 4 extra rooms on this level, plus a full kitchen & 3-piece bath with

claw tub. Rooms could be a gym, office, hobby room or just storage! A HUGE WET BAR, floating glass shelves, perfect for entertaining. WALK TO SCHOOLS in neighborhood-including SPANISH immersion, elementary and junior high for both public and separate schools! 17th Ave and C-train is a 5- minute walk. Soccer, Softball, Lacrosse & Football make Optimist Athletic Park in community a sport hotspot for hosting training, leagues & tournaments, Tennis courts & Community Centre. Walk to Turtle Hill - great for sledding in the winter. Perfect spot for dogs & kids all year long! Drive DOWNTOWN IN LESS THAN 15 MINS. Love to ride bike to work in city core?! Be there in less than 30 mins! 30 mins to the airport door-door. Canmore=one hour away! Easy access to MAJOR roadways. Costco 15 mins. Edworthy off leash dog park 5 mins away! Glencoe club member? 12 min drive. Be on golf course in 7 mins.