



**GRASSROOTS**  
REALTY GROUP

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1027 75 Avenue SW  
Calgary, Alberta

MLS # A2298788



**\$999,990**

<b>Division:</b>	Chinook Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,780 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Recessed Lighting		

**Inclusions:** N/A

Welcome to an exceptional opportunity in the sought-after community of Chinook Park, where space, flexibility, and location come together to create a home that truly adapts to your lifestyle. This thoughtfully designed 4-level split offers 4 BEDS, 2 DENS, 4.5 BATHS, + over 2,400 SQFT of developed space, FRONT driveway + double detached garage. Making this home ideal for larger families, multi-generational living, or anyone needing room to grow and live comfortably. From the moment you enter, the home opens into a bright, open-concept main level with hardwood floors, anchored by an expansive living room that offers both scale and warmth. The sun-filled dining area connects seamlessly to the south-facing deck, creating an effortless indoor-outdoor flow perfect for family gatherings, summer BBQs, or simply enjoying the backyard setting. The kitchen is functional and well laid out with ample workspace and storage, while the main floor office provides a dedicated area for working from home or managing a busy household. Upstairs, the home offers two generously sized bedrooms, each with its own private ensuite, along with a convenient guest powder room—delivering both privacy and practicality. The lower level continues this theme with two additional bedrooms, each also featuring their own ensuite bathrooms, a rare and highly desirable setup that works perfectly for extended family, older children, or guests who value their own space. The fully developed basement adds even more versatility with a large rec room, additional den, and extensive storage, utility, and laundry space, giving you the flexibility to create a media room, play area, fitness space, or additional living quarters. Outside, the south-facing backyard is surrounded by mature trees, offering both privacy and a peaceful setting to enjoy throughout the seasons. A

double detached garage adds convenience and functionality, while the established community of Chinook Park places you close to schools, shopping, and major routes—making everyday life seamless. If you’ve been searching for a home that offers space, separation, and flexibility without compromise, this is a rare find that supports how families live today and grow into tomorrow. Book your private showing today and experience the potential of this incredible home.