



GRASSROOTS
REALTY GROUP

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1708 111 Avenue SW
Calgary, Alberta

MLS # A2303253



\$735,000

Division:	Braeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,285 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Garden, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Wet Bar		

Inclusions: n/a

Beautifully renovated Bungalow located on a quiet tree lined street in the sought-after community of Braeside! A truly REMARKABLE blend of style + design with the architectural nuances of both Mid-Century + Scandinavian design. Shut the front door! Brand new custom solid wood front door flows into a spacious foyer with inset custom hexagonal tiled floor, closet + custom storage cabinet leading into the open + SUN filled Living + Dining Rooms. Gourmet modern chef's kitchen with new cabinetry, quartz countertops, Italian subway backsplash, upgraded appliances, central island + custom cabinetry / pantry wall. Main floor primary retreat with 3 pc ensuite, teak vanity, custom tile wrapped shower with 10 mil glass + Schluter decoupling membrane & closet. 2 additional bedrooms or Den/Study + fully updated 4 pc bath with tub/shower laced in floor to ceiling subway tile with Schluter decoupling membrane. Stairs lead to back entrance with access to backyard & insulated single attached garage. New fully finished lower level with upgraded 40 oz carpet & 7/16 underlay, new windows, wet bar, large family & rec room, 2 bedrooms / gym + 4 pc bathroom, laundry + storage area. Additional updates, features + amenities include: Flat ceilings on main floor with knockdown ceilings in lower level, newer roof (2020), pot lights, windows resealed, new electrical service + panel, fully pigtailed aluminum wiring, new bespoke light fixtures, fully painted exterior, newer cedar front steps + back fence (2018), self-watering cascading raised cedar garden beds, fruit trees / bushes: saskatoons, apple + cherry tree, gooseberries, black & red raspberries, rhubarb + perennial herb garden (mint, oregano, thyme, chives, sage) paved back alley, just steps to dog park, maintained skating rink, community centre, basketball courts + community garden. Close to all major amenities including Fish Creek

Provincial Park, Glenmore reservoir, Southland Leisure Centre, Chinook & Southland Malls, playgrounds, schools, shopping, public transportation, 14th & 24th St, Stoney, Anderson & Glenmore. Exceptional Property!