



**92 Chinook Drive SW  
Calgary, Alberta**

**MLS # A2304187**



**\$849,900**

|                  |                                   |               |                   |
|------------------|-----------------------------------|---------------|-------------------|
| <b>Division:</b> | Chinook Park                      |               |                   |
| <b>Type:</b>     | Residential/House                 |               |                   |
| <b>Style:</b>    | 4 Level Split                     |               |                   |
| <b>Size:</b>     | 1,502 sq.ft.                      | <b>Age:</b>   | 1959 (67 yrs old) |
| <b>Beds:</b>     | 4                                 | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Oversized, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                         |               |                   |
| <b>Lot Feat:</b> | Landscaped                        |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Baseboard, Boiler   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame, Wood Siding   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Beamed Ceilings, Central Vacuum, Jetted Tub, Quartz Counters, Skylight(s), Vaulted Ceiling(s) |                   |      |

**Inclusions:** Vacuum system and attachments

This beautiful family home is situated on a quiet, tree-lined street in Chinook Park, which is one of Calgary's most sought-after communities. This 4-level split offers an exceptional blend of timeless character and thoughtful updates. The main and upper levels showcase rich hardwood flooring, complemented by elegant ceramic tile in the updated gorgeous kitchen and eating area. Soaring vaulted ceilings in the living and dining rooms create a bright, open ambiance—perfectly suited for both sophisticated entertaining and everyday living. At the heart of the home is the updated modern and sun-filled kitchen. It offers quartz countertops, stainless steel appliances, and loads of cupboards and counter space. The convenience of main floor laundry adds to the home's effortless functionality. Upstairs, three generously proportioned bedrooms provide comfortable retreats, accompanied by a well-appointed 4-piece bath featuring a relaxing jetted tub. The lower levels expand the living space beautifully, offering a substantial L-shaped family room, a large fourth bedroom, a 3-piece bath, and tons of storage. This floor plan provides room for everyone to have their own space as well as generous areas for gathering. Outdoors, the private, mature yard, is highlighted by established trees and offers room for kids and pets to play. There is also a newer deck and access to the garage. A recently installed boiler (2022) enhances comfort and efficiency, offering added peace of mind. The ideal location is great for commuting in all directions. The neighbourhood offers great schools, quick access to the Glenmore Park pathway system, it is close to Rockyview Hospital, transit, as well as shopping and dining. This is an exceptional opportunity to own a refined home in a terrific community.