



**GRASSROOTS**  
REALTY GROUP

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**12 Glacier Drive SW**  
**Calgary, Alberta**

**MLS # A2305055**



**\$679,900**

<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,129 sq.ft.	<b>Age:</b>	1965 (61 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Driveway, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Many Trees		

**Heating:** Forced Air

**Floors:** Ceramic Tile, Hardwood, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Cedar, Metal Siding , Wood Frame

**Foundation:** Poured Concrete

**Features:** Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** Curtain rods

This beautifully renovated 4-bedroom bungalow offers over 2,000 sq. ft. of thoughtfully developed living space, blending modern style with unique character throughout. The well-designed floorplan features a bright, open-concept main level with a seamless connection between the kitchen, dining, and living areas, while the private primary bedroom is tucked away with its own spa-inspired ensuite. A second bedroom and full bath complete the main floor, offering comfortable and functional living. The fully developed lower level expands the home with a spacious family room, two additional bedrooms, a flex space, and a large laundry/utility area ideal for guests, growing families, or work-from-home flexibility. The exterior showcases bold siding and warm wood accents, while inside you'll find wide plank hardwood floors and an abundance of natural light. The stylish kitchen is a true focal point, complete with sleek cabinetry, premium appliances, and an oversized island perfect for entertaining. Outside, the private yard with mature trees provides a peaceful setting, while the location offers easy access to downtown, seamless commuting across the city, and quick routes to the mountains for weekend getaways. A truly unique, fully renovated home with exceptional style and functionality.