



**88 CHEYENNE Crescent NW**  
**Calgary, Alberta**

**MLS # A2306476**



**\$1,399,000**

<b>Division:</b>	Charleswood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,325 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cleared		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Composite Siding, Wood Frame	<b>Zoning:</b>	SR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** NONE

Welcome to this brand-new home currently under construction, offering over 1,324.94 sq ft above grade plus a fully developed basement for added living space and versatility. The thoughtfully designed main floor features a bright and open living and dining area, a functional kitchen with pantry, and convenient mudroom access. The layout includes a spacious primary bedroom with a private ensuite, an additional bedroom, and a full bathroom; ideal for comfortable main-floor living. The basement expands your living space with a large recreation room, two additional bedrooms, a full bathroom, and ample storage; ideal for extended family use or added flexibility. The Basement is not a legal suite. Home is currently under construction. Photos are for inspiration purposes only. Actual finishes, materials, and layouts may vary or be similar.