



GRASSROOTS

REALTY GROUP

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**316 Glamorgan Place SW
Calgary, Alberta**

MLS # A2311069



\$779,900

Division:	Glamorgan		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,310 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Gazebo, Landscaped		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum		

Inclusions: Hot Tub

Beautifully maintained and larger than the average bungalow, this lovingly cared-for 3 bedroom home sits on a quiet cul-de-sac and 50 foot lot and extra convenience to parks, shopping, schools, major routes and the Rockyview Hospital. Countless amenities just minutes away. Easier on fuel costs. One of the very few cul-de-sacs in the community, super quiet, built in 1976, which is rare as most homes are built around the 60s. Home is solid! Features a bright south-facing yard and a wonderful added sunroom that expands your living space year-round. Great for the gardener at heart. Off the sunroom is a gazebo with a hot tub, that can be as private as you prefer. The expansive main floor presently offers 2 bedrooms, including a spacious primary with walk-in closet and ensuite, plus a versatile flex room with corner fireplace that can easily convert back to a third bedroom. No cold basements here. The lower level is super warm and comfortable for all seasons, and includes a full bath, an additional bedroom for guests or teenager, and a cozy family room great for entertaining/movies/gaming, complete with bar. The most recent updates are roofing, fascia, gutters and central A/C 2 years ago. The impressive heated 21'4" x 21'4" garage is perfect for a workshop, hobby space, or man cave. Super clean, well-kept, and full of pride of ownership — this home is move-in ready! Very well cared for. Check out the virtual tour and added floorplans. All furniture is negotiable!