



GRASSROOTS
REALTY GROUP

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**2519 Cherokee Drive NW
Calgary, Alberta**

MLS # A2311299



\$965,000

Division:	Charleswood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,504 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Multiple Driveways, Oversized, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Pie Shaped Lot, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Stone, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Beautiful Charleswood property! Excellent home and a park like yard. This is very nearly a 2 story as just a small portion of the lower level is just below grade. This makes for a bright home with large windows to the beautiful yard from nearly every room. Many renovations include triple pane windows in 2018, a custom maple hardwood staircase, doors, bedrooms, bathrooms, kitchen and landscaping. Very nice and interesting floor plan that lends well to entertaining. Good sized bedrooms, option for a suite, 3 full bathrooms, 3 fireplaces, 2 large and lovely living spaces + a great room on the lower level that walks up to the yard (art studio, hobby room, additional bedroom). 2 furnaces service the home comfortably and there is a high end water filtration and softening system + irrigation for the yard. Unreal location with excellent walkable school options, shopping, UofC, and LRT are very close. The garage is oversized and the yard is a beauty!