



912 Stonehaven Road SW
Calgary, Alberta

MLS # A2315474



\$619,000

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,246 sq.ft.	Age:	1966 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

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

Inclusions: All shelving in garages, Murphy bed, stand up freezer in bedroom, filing cabinet and desk in bedroom, table in laundry room, custom made shuffle board table & rocks.

Welcome to this fantastic bungalow that has never been offered on MLS. Offering just under 2500 sq feet of developed living space with an updated main floor. Very hard to find a bungalow with this much square footage. 3 good sized bedrooms on the main level along with an updated 4 piece bathroom. The Living room offers ample space for all your furniture and TV, and additional room for a large formal dining table. Tons of light fill this room with the south facing front windows. The kitchen is bright and spacious with room for another dining area. The basement is fully finished with a 4th bedroom along with a flex room that can be converted into a 5th bedroom. This space also includes a Murphy bed, 4 piece bath, wet bar, cold storage room, laundry and big family room. This space awaits your creativity to transform into your own style. Incredible space to update and renovate with room for 2 full sized bedrooms. Need extra space for a shop or parking an extra vehicle? The oversized double & additional single garage make the perfect spot for a shop, parking for seasonal vehicles, quads or motor bikes. This also gives you an option to rent out the single garage. There is also more space beside the single garage if you wanted to create an additional parking pad for a work trailer, RV or boat. So many possibilities that you won't find on many lots in this area. The backyard has a large patio area for BBQ's, entertaining and family time, along with a green space/lawn area, garden options and so much more. If you have kids in elementary school they won't have to go far! St. Stephen K to 9 school is located right across the street! Close to all amenities, parks, several schools, easy access to all the main roadways and so much more. Call to book a private showing today.