



10504 Spadina Drive SW
Calgary, Alberta

MLS # A2316673



\$799,900

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,217 sq.ft.	Age:	1964 (62 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters		

Inclusions: Garage : Tire Racks, Master Craft Storage Cabinets, Tool Cabinets, Work Bench. In Home : Downstairs TV, TV in kitchen , Bose Sound System, Couch In Basement, All TV Mounts, Wooden Racks In Utility Room, Second Fridge In Basement

Beautifully updated and meticulously maintained, this impressive 4-bedroom, 3-bathroom bungalow offers more than 2,200 sq. ft. of thoughtfully designed living space finished to a high standard throughout. Set on a generously sized, professionally landscaped lot, the property features mature trees for added privacy, newer fencing, exposed aggregate walkways, a private courtyard, and premium synthetic turf for year-round curb appeal with virtually no maintenance. The exterior has been refreshed with modern paint colours, updated windows, stylish lighting, and an inviting front entrance. Inside, maple hardwood and tile flooring flow throughout the main level. The spacious living room is highlighted by a striking floor-to-ceiling tiled fireplace with built-in wiring for a television and sound system. The bright dining area enjoys abundant natural light from a large south-facing window. The renovated kitchen showcases rich full-height cabinetry, a pantry, custom raised island, and a quality stainless steel appliance package including a gas range. French doors lead to the rear deck, complete with a gas hookup for your BBQ.. The main floor offers two generous bedrooms, including a spacious primary retreat with a walk-in closet, additional double closet, and dressing area. The stunning, newly renovated spa-like ensuite showcases an expansive walk-in shower, beautiful modern finishes, and a thoughtfully designed layout that blends comfort and luxury. A well-designed main bathroom provides ample storage, extended counter space, and a relaxing soaker tub.. The fully finished lower level expands the living space with a comfortable family room featuring a fireplace and wet bar, two additional bedrooms, a stylish four-piece bathroom with heated floors, and a dedicated laundry and storage area. The oversized garage is insulated, heated, and equipped with 200 amp

electrical service. Mechanical upgrades include a high-efficiency furnace and Lennox central air conditioning. Located on a quiet street close to schools, shopping, public transit, and everyday amenities, this home also offers convenient access to downtown and Stoney Trail.