



**GRASSROOTS**  
REALTY GROUP

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**8215 5 Street SW  
Calgary, Alberta**

**MLS # A2319825**



**\$799,900**

<b>Division:</b>	Kingsland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,517 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Insulated, Oversized, See Remarks, Triple Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Private, T		

<b>Heating:</b>	Baseboard, Boiler, 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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Closet Organizers, French Door, Granite Counters, No Smoking Home, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)

**Inclusions:** Moveable Metal Gazebo, Smaller Light Tan Outdoor Cabinet, Two Outdoor Storage Sheds, Metal Cabinetry in Garage, Overhead Storage Shelves in Garage, Refrigerator in Garage, Bookcase in Lower Level Office

You will not want to miss your opportunity to own this stunning updated 4 bed/2 bath detached raised bungalow, with loads of storage you don't typically find in a home of this vintage, private yard and oversized & heated triple garage on a large corner lot, nestled in the highly desirable community of Kingsland! The first thing you'll love walking up to the home is the stamped concrete walkway, mature trees and beautiful garden beds in front of this welcoming home. Walking in, you'll appreciate the home's historical details in the reed glass privacy half wall & textured ceilings, as well as newer vinyl windows throughout, the refinished matte hardwood, and new paint throughout the main living areas. Walking into the generous living & dining rooms, the large windows flood the area with natural light and are ideal for hosting those large family gatherings. The updated kitchen features beautiful white flat panel Shaker cabinets, black granite counters, all new appliances including the induction range, coffee/wine bar and large bow window. The serene primary suite features a walk in closet and can easily suit both a relaxing sleeping area as well as lounging area that can walk out through French doors to the private backyard oasis. The main floor 5 pc bath features a double vanity with granite counters, a relaxing soaker tub & large steam shower. Two additional good sized bedrooms complete the main floor. Stepping down to the ground level, you'll find a large mudroom leading to the backyard & garage, complete with a large walk in pantry/closet, window seat with storage under it & loads of tall built-in storage cabinets that match the kitchen cabinetry, perfect for any busy family. The lower level features a huge rec room for family movie night, private office space, and the generous fourth bedroom & 3 pc bath, ideal for guest privacy. A large laundry/utility room with new washer/dryer, laundry sink,

another good sized storage/cold room & under stair storage area complete the lower level. The exceptional private fully fenced backyard features a gorgeous stamped concrete patio for entertaining, landscaped garden beds w/stamped concrete borders and lots of grass for your kids & fur babies to play. Additionally, it comes with two storage sheds plus a smaller deck cabinet for all your gardening & yard tools. The standout triple garage features overhead garage doors, epoxy floors, full width gas garage heater, large metal storage cabinets & workbench, and is easily accessible from your paved back lane. The home is on a quiet street in the heart of the mature & sought after community of Kingsland, surrounded by well maintained homes and just around the corner from a playground. Easily walkable to schools, shopping, restaurants & the Heritage LRT and a quick 15 min commute to downtown makes this the ideal location for families or couples alike. Don't miss out!