



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**328 Norseman Road NW
Calgary, Alberta**

MLS # A2320672



\$699,900

Division:	North Haven Upper		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,562 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Sauna, Storage		

Inclusions: N/A

This large 1562 sq.ft bungalow is ideally situated in the sought after community of Upper North Haven. The main floor features an exceptionally large living /dining room combo, refurbished kitchen, sunny breakfast nook, family room with brick fireplace, 3 bedrooms, a primary bedroom with 3 pce ensuite, and hardwood floors. The basement is fully developed and features a recreation room, sauna, workshop area, office and 3 piece bathroom. Plenty of room to build a garage in the backyard. Close to parks, schools, pathways and shopping. This special property is ideal for the growing family. Vacant and ready for Immediate Occupancy. Several of the pictures have been Virtually Staged. Off Street Parking for 4 vehicles.