



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2024 Chicoutimi Drive NW
Calgary, Alberta

MLS # A2327295



\$1,250,000

Division:	Charleswood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,321 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Heated Garage, Off Street, On Street, RV Access/		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Level,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	Contact Seller Directly		

Click brochure link for more details** Beautiful renovated bungalow situated on a corner lot in one of the best locations in Charleswood! Large kitchen with huge island and maple cabinets and granite counters overlooking living room with two sided gas fireplace. Front and side views of West Confederation/Canmore Park. Huge master bedroom with walk-in closet, den/bedroom with Murphy bed and French doors leading to back deck, and bathroom with maple cabinets and granite counter completes this level. Completely finished lower level includes family room with gas fireplace and wet bar, two bedrooms each with ensuite bathrooms (one of which also has access from the family room, and a large laundry room with ample shelving and storage. Central air conditioning adds comfort during the hot summer months. The house is also equipped with a central vacuum system. The oversized heated double garage - approximately 740 sq feet - vehicle access is from the back alley and includes a large work bench and lots of shelving for storage. There is a covered composite deck leading off the den, along with a large exposed aggregate patio with gas barbecue line. At the back of the yard there is a stamped concrete patio and concrete pad. There is also a composite deck on the front of the house - a wonderful place to take advantage of the beautiful park across the street! Maintenance free acrylic stucco on house and garage. Don't miss this amazing opportunity to own this home in a prime location in Charleswood!