GRASSROOTS REALTY GROUP

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4903 Carney Road NW Calgary, Alberta

MLS # A2328709

$929,900

Division:	Charleswood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,114 sq.ft.	**Age:**	1962 (64 yrs old)
Beds:	6	**Baths:**	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	**Water:**	-
Floors:	Hardwood, Laminate	**Sewer:**	-
Roof:	Metal	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully maintained four-level split in the highly sought-after community of Charleswood. Offering six bedrooms, 2.5 bathrooms, and a functional layout with four finished levels, this home is ideal for growing families. The main floor features original hardwood flooring in excellent condition, a spacious living room with a cozy gas fireplace, and an inviting dining area perfect for entertaining. The kitchen showcases elegant quartz countertops, a stunning tile backsplash, and a full complement of appliances, most of which have been replaced within the past two years. Convenient access to the spacious deck creates a seamless indoor/outdoor living experience, making it the perfect place to entertain or enjoy your morning coffee. Upstairs you'll find three generously sized bedrooms, including a spacious primary retreat with its own convenient two-piece ensuite. The third level offers a large family room, a versatile fourth bedroom, a laundry area, and a walkout to the beautifully landscaped backyard, creating an ideal space for relaxing or entertaining. The fourth level features two additional bedrooms, one with a gorgeous three-piece ensuite, providing excellent flexibility for extended family, guests, teenagers, or a home office. This home has seen extensive updates over the years, including triple-pane windows throughout (excluding the basement and lower-level office), a premium KasselWood metal roof on both the house and garage, and Hunter Douglas blinds in the living and dining rooms. The exterior has been completely renovated with additional insulation, attractive stucco and brick finishes, new basement windows and window wells, new eavestroughs, soffits, a new front door, and a new patio door. Additional upgrades include a high-efficiency furnace installed in 2023. The current Reliance lease can either be assumed by the buyer or paid out

by the seller prior to possession, depending on the buyer's preference. Outside, you'll appreciate the exceptional landscaping, creating a private and inviting outdoor oasis, along with the convenience of a double detached garage. Located on a quiet street in one of Calgary's most desirable northwest communities, this exceptional home offers quick access to schools, parks, Nose Hill Park, the University of Calgary, Foothills Hospital, shopping, transit, and downtown. This is a rare opportunity to own a beautifully updated family home in the heart of Charleswood.

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