



GRASSROOTS
REALTY GROUP

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1348 Norfolk Drive NW
Calgary, Alberta

MLS # A2328722



\$900,000

Division:	North Haven Upper		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,694 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Attached, Garage Faces Rear, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		
Inclusions:	N/A		

Welcome to this exceptionally well maintained home offering over 3,000 sq. ft. of beautifully updated living space. This impressive property features an oversized, heated rear-attached double garage with durable epoxy-coated floors. Step inside the air-conditioned home and enjoy the excellent layout, highlighted by a bright living room with a stunning stone facing fireplace, and you'll notice this home features Hunter Douglas Silhouette blinds throughout. To the right, a spacious sunken family room opens to the beautifully landscaped backyard and provides access to the expansive 25' x 28' rooftop deck above the garage. Continue through the dining room to the stunning eat-in kitchen, complete with leather-finished granite countertops, stainless steel appliances, and gorgeous oak cabinetry. The main floor offers three generously sized bedrooms, including a primary suite with a walk-in closet and a 3-piece ensuite. The fully developed basement features a large family room with built-in cabinetry, a 3-piece bathroom, and an additional bedroom (window does not meet current egress requirements). From the basement, you'll also enjoy direct access to the impressive attached 806 sq. ft. heated garage. This family home is Close to schools, shopping, access to 14 St., Egert's Park, with a brand new playground, The Calgary Winter Club, Nose Hill Park, and the U of C. Don't miss this great opportunity to become a part of Upper North Haven Community!