



GRASSROOTS
REALTY GROUP

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88 Cheyenne Crescent NW
Calgary, Alberta

MLS # A2329061



\$1,325,000

Division:	Charleswood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,324 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Enclosed, Insulated, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	NONE		

Welcome to this beautifully renovated home in the highly sought-after community of Charleswood, where timeless charm meets modern comfort. Thoughtfully updated from top to bottom, this move in ready property offers 4 spacious bedrooms, including 2 on the main level and 2 in the fully developed basement, providing flexible living space for families, guests, or a home office. This brand new, fully completed bungalow offer 1,324.94 sq. ft. of beautifully finished living space above grade, plus a fully developed basement designed for comfort, functionality, and flexibility. The bright, open concept main floor features a spacious living and dining area, a modern kitchen with a pantry, convenient mudroom access, a generous primary bedroom with a private ensuite, a second bedroom, and an additional full bathroom, making it ideal for families or anyone seeking the convenience of main floor living. Outside, enjoy a landscaped yard, a private backyard perfect for summer gatherings and a detached double garage. Ideally located on a quiet, tree line -street just minutes from University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, Nose hill Park, schools, Northland mall, transit and downtown. This exceptional home offers the perfect combination of style, comfort and convenience.