



GRASSROOTS
REALTY GROUP

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4935 10 Avenue SW
Calgary, Alberta

MLS # A2329143



\$975,000

Division:	Westgate		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,597 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Storage, Wired for Sound

Inclusions: Piano, TV in Kitchen, Murphy Bed

FAMILY home - perfectly located within WALKING distance of THREE schools! Westgate Public School K-6 (across the street!), Vincent Massey Public 7-9, St Michael Catholic K-9. Designed by Calgary's acclaimed architectural firm HOUSEBRAND, this custom home = rare offering - seamlessly blends timeless architecture, European-inspired design & exceptional everyday functionality! Extensively renovated 4-bedroom 3 bath home was thoughtfully crafted to maximize NATURAL LIGHT, minimize wasted space & create a seamless connection between indoor & outdoor living! Expansive patio doors open onto beautiful SOUTH facing deck & private, treed backyard - creating an extension of the home's living space & the perfect setting for entertaining or quiet evenings at home! Stunning chef's KITCHEN is the HEART of the home! Features premium Wolf & Miele appliances, gas cooktop, oversized island, abundant custom cabinetry w/soft-close hardware PLUS exceptional STORAGE! Open-concept layout flows effortlessly into dining/living areas, anchored by a striking two-sided gas fireplace & designer Bocci lighting that serves as an architectural focal point! Spacious primary retreat offers park views, custom storage solutions, direct access to PRIVATE outdoor patio & luxurious ensuite complete w/HEATED floors, Grohe fixtures, dual vanities & glass shower. 2 additional oversized bedrooms & beautifully appointed FULL bath complete upper level, while the bright lower level offers large family room, fourth bedroom (or office/gym), oversized windows & incredible flexibility for growing families or those working from home! Every detail has been carefully considered: solid wood interior doors, integrated whole-home audio wiring, upgraded insulation for exceptional energy efficiency/soundproofing, thoughtfully positioned

windows, curated lighting, PLUS oversized double detached garage. Located steps from PARKS/FIELDS, Westgate Community Association. Close to Transit/LRT, Sunterra Market, local amenities. 5 min drive to Edworthy Park and OFF LEASH area. Quick access to downtown by car (less than 10 mins) bike (15 mins) transit (35 mins). One-of-a-kind HOME where award-winning DESIGN - meets everyday COMFORT - in one of Calgary's most established communities with strong community "feel". Your future MEMORIES will be made here.... call today to view in person!