



GRASSROOTS
REALTY GROUP

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2712 Conrad Drive NW
Calgary, Alberta

MLS # A2331025



\$939,900

Division:	Charleswood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,793 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Insulated		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Sloped		

Heating:	High Efficiency, Fireplace(s), Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Other	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, French Door, Granite Counters, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Solar Tube(s), Storage, Vinyl Windows, Wired for Data

Inclusions: Storage Shed, Storage Unit in Utility Room

This thoughtfully updated custom 4-level split in Charleswood offers numerous upgrades and expanded square footage. Located across from a peaceful community park, this home impresses with Hardie-board siding, stone accents, long-lasting metal roof, vinyl windows, two decks, central A/C, and much more. With more than 2100sf of living space, this carpet-free home also boasts a large, tiled foyer, hardwood floors and knockdown ceilings. The main-floor features a living room/den with stand-alone Napoleon fireplace, a bedroom and modern 3-piece bath with an oversized tiled shower. The kitchen offers custom maple cabinetry with matching range hood, a gas stove with dual ovens, stainless-steel appliances including a Fisher-Paykel fridge & Bosch dishwasher, a granite-topped centre island with built-in microwave, and additional built-ins. Upstairs features three bedrooms and a 4-piece bath complete with jetted tub and a laundry chute that drops directly to the basement washer! The lower level offers a spacious rec room with bamboo flooring, efficient storage and enormous crawl space for even more storage. High-end mechanicals include a high-efficiency furnace, central air conditioning, hot water tank, and an upgraded electrical panel. The backyard is a place of quiet retreat. Step out the garden doors onto a Trex composite deck complete with tempered glass railing, gas BBQ hookup, and enclosed under-deck storage. Need more room for family and friends? It's just a few steps down to the brick patio. Complete with terraced landscaping and a double detached garage off a paved alley, this turn-key property is a must-see!