



GRASSROOTS
REALTY GROUP

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20 Gainsborough Drive SW
Calgary, Alberta

MLS # A2333065



\$1,150,000

Division:	Glamorgan		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,176 sq.ft.	Age:	1958 (68 yrs old)
Beds:	2	Baths:	3
Garage:	Oversized, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Street Lighting, Treed		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, French Door, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Stone Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Hot tub, firepit, shed, projector + screen, media cabinet, TV Mount in bedroom		

Completely reimagined and extensively renovated, this exceptional bungalow in the heart of Glamorgan offers a rare combination of thoughtful design, quality craftsmanship and incredible outdoor living in one of Calgary's most established SW communities. Offering over 2,300 sq. ft. of developed living space, this is far from a typical renovation. The home was transformed over the years for the current owner with a focus on long-term quality, functionality and attention to detail rather than resale, and it shows throughout. The main floor is centred around an impressive custom triple-tone kitchen extensively renovated in 2021, featuring a huge central island, custom cabinetry, Electrolux side-by-side fridge and freezer, KitchenAid gas range, panelled dishwasher and built-in pantry. The hardwood flooring was also beautifully refinished. The primary retreat is a standout, featuring an incredible walk-in closet with extensive built-ins and a dedicated shoe wall. The ensuite offers a freestanding tub, glass-tiled shower, walnut vanity, radiant heated flooring and towel warming drawer. Patio doors from the primary bedroom provide a seamless transition to the outdoor living spaces. The backyard is truly exceptional and remarkably private. Extensively redesigned, it features composite decking, an Arctic Spas hot tub, gas fire table, paving stone patio, front and backyard irrigation, custom lighting and mature landscaping. Established trees, including beautiful aspens, create an incredible sense of privacy and a backyard that needs to be experienced in person. The fully developed lower level features luxury vinyl plank flooring, a convenient side entrance with access to the front and backyard, a media area with projector and built-in screen, and a spacious flex/recreation area ideal for a gym or games room with a gas fireplace. A den with French doors provides an

ideal home office, while an additional bedroom, full bathroom, dedicated laundry and unique pantry/storage room with extensive built-in shelving complete the level. The exterior has been refreshed with repainted acrylic stucco, and the oversized single attached garage provides additional storage and functionality. Other significant improvements include upgraded windows throughout much of the home, additional attic insulation, a replaced sewer line and newer hot water tank. Located in one of Calgary's most established and connected communities, enjoy exceptional access to shopping, restaurants, schools, parks and major roadways, with downtown just minutes away. Glamorgan's mature trees and established streets provide a sense of privacy and character difficult to replicate in newer communities. Move-in ready bungalows renovated to this standard are incredibly rare, especially with this combination of location, craftsmanship and exceptional outdoor living. Click on the media link for the video and book a private showing today!