



GRASSROOTS
REALTY GROUP

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2543 Chicoutimi Drive NW
Calgary, Alberta

MLS # A2337360



\$1,429,000

Division:	Charleswood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,360 sq.ft.	Age:	1970 (56 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached, Front Drive, Garage Door Opener, Off Street, On S		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Landscaped, Lawn, Rectangular Lot, Street L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Wet Bar		
Inclusions:	NA		

Set on a quiet, tree lined street in Charleswood, this professionally renovated 5 bedroom, 4.5 bathroom home offers more than 3,300 sq. ft. of developed living space, a west facing backyard, parking for up to five vehicles and a separate 192 sq. ft. loft above the detached garage. The bright main floor features white oak hardwood, a living room with fireplace and built in shelving, a separate home office, spacious mudroom and a kitchen with quartz countertops, large island, walk in pantry, gas cooktop and built in ovens. Upstairs, vaulted ceilings rise to approximately 12' in the bonus room, and all three bedrooms have their own ensuite. The primary bedroom includes a custom walk in closet and 5 piece ensuite with dual vanities, glass enclosed shower and freestanding soaker tub, while the upper laundry room includes a sink. The fully developed lower level adds two bedrooms, a full bathroom, family room with second fireplace, wet bar, games and flex space, and excellent storage. Outside, the professionally landscaped west facing backyard features a deck, fire pit and Gemstone exterior lighting. The tandem double detached garage is complemented by a triple vehicle driveway, while the loft above provides flexible space for a studio, gym, office or creative use. Brentwood Village, Brentwood LRT Station, the University of Calgary, Confederation Park, Triwood Community Centre, McMahon Stadium and area schools are nearby, with Foothills Medical Centre, Nose Hill Park and downtown Calgary just minutes away.