



GRASSROOTS
REALTY GROUP

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128 Chinook Drive SW
Calgary, Alberta

MLS # A2340246



\$1,199,900

Division:	Chinook Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,608 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Lawn, Low Maintenance Landscape		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Skylight(s), Vinyl Windows		

Inclusions: murphy bed

Welcome to one of Calgary's most sought after location Chinook Park. This family home is on a tree lined street in the heart of the neighborhood close to parks ,schools, Heritage Park, shopping and transportation. Built on a 6300 square foot lot with a fully fenced back yard this well maintained home offers a formal living room with a bay window , open to an adjoining dining room both with original hardwood floors. The sunny bright kitchen has a center island , sky lights and views to the amazing back yard. down 2 steps is the family room with it fireplace and access to the mud room for easy family entrance from the double detached garage. A 2 piece powder room completes the main floor. Up the hardwood stairs with a carpeted runner is the primary bedroom with a 4 piece ensuite and a second fireplace and access to a south facing balcony as well as 3 additional bedrooms a 4 piece main bath, and laundry. The lower level has a huge rec room, with a built in murphy bed, a 3 piece bath room , a large storage room and the furnace room. The house has been redone outside with Hardie board siding , all the windows and doors on the house have been replaced, including the detached garage door. The back yard has recently been re fenced and has lovely poured concrete patios for easy maintenance. The home has hot water heating and the boiler was replaced about 15 years ago, as was the tar and gravel roof