



GRASSROOTS
REALTY GROUP

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92 Chinook Drive SW
Calgary, Alberta

MLS # A2341379



\$760,000

Division:	Chinook Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,538 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Oversized, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Few Trees, Front Yard, Landscaped, Private		

Heating:	Baseboard, Boiler, Electric, Natural Gas, Zoned	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Central Vacuum, Skylight(s), Storage		

Inclusions: N/A

Welcome Home....Located in the coveted community of Chinook Park, this lovely 4 level split sits on a quiet street with a private south facing rear yard. Inside you'll find a mid century influence complimented by many tasteful cosmetic updates, as well as many large capital improvements making this an easy home to move into and personalize to your tastes! The lovely curb appeal sets the tone for whats inside....step in and feel immediately drawn in. The high vaulted ceilings in the living room, accented by hardwood floors create a wonderful space to gather, entertain and relax. Natural light pours in through the skylight and updated windows. This large living room transitions into a dining area that is easily accessed from the beautifully updated kitchen with high gloss cabinetry, quartz cabinets and stainless steel appliances that include a gas range. An additional room off of the kitchen that overlooks the yard could be used for a casual or formal dining room, sitting area, playroom or home office. Main floor laundry is conveniently located out, yet out of the way. The natural light follows you upstairs, where you'll find 3 well sized bedrooms and a renovated 5 piece bathroom. The lower levels of this home provide an abundance of space for family gatherings, hobbies, and the flexibility of the space lends itself to many uses. A second full 3 piece bath rounds out this 3rd level. The fourth level of the home is fully finished with a 4th bedroom, and a flex room that could serve as a guest room, home office, computer den or transform it into a 5th legal bedroom with the addition of an egress window. With over 2700 ft of development, this home offers private spaces for each member of the family, while maintaining a very warm, connected feeling throughout. Move in just in time to enjoy some time in your large south facing back yard with large deck and patio, perhaps

gathered around the firepit, creating new memories. Keep your car, tools and toys safe and warm in the 18x22 detached garage.