



GRASSROOTS
REALTY GROUP

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1423 75 Avenue SW
Calgary, Alberta

MLS # A2341818



\$1,199,000

Division:	Chinook Park		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,021 sq.ft.	Age:	1968 (58 yrs old)
Beds:	5	Baths:	2
Garage:	Carport, Covered, Double Garage Attached, Driveway, Front Drive, Garage F		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lo		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s)		
Inclusions:	N/A		

Situated on an a 70' x 144' (10,080sf) estate lot in the mature neighbourhood of Chinook Park, this 5-bedroom custom-built home is perfect for growing families looking for a home with enough room to entertain while maintaining quiet living spaces. The main floor kitchen and living room are divided by a floor to ceiling stone wall . Within the living room is a wood burning fireplace, a wall of windows and vaulted beam ceiling that retain the original charm. The kitchen with dining area at the back of the home has been updated including a large island with breakfast bar, gas cook top, quartz counter-tops and sleek flat panel cabinets contrasting against the original stone finishes. Off the main entrance is a flex area currently used as a dining room. There is a bedroom with large built-in perfect for a mother-in-law suite or studio and 4pc bath. With vaulted cedar ceilings throughout, the upper level has 2 bedrooms, a 3pc bath with walk in steam shower and a dedicated furnace. Both bedrooms have floor to ceiling windows, large closets and a sliding door to a private balcony space. The finished basement has 2 bedrooms and a rec room with a stone wood burning fireplace making it the perfect space for teens. Off the stairs is an alcove great for a study area. The large storage area would be perfect for a shop area and the laundry room has a wash basin and privy and could be updated to accommodate a 3rd washroom. The south facing backyard with access to the paved back lane is treed and has been nicely landscaped and includes a large inground trampoline. Large windows flood the kitchen with natural light and provide access to the deck with built in benches and a BBQ gas line. A double attached garage, carport and driveway provide for plenty of off-street parking. The nice sized north facing front patio provides additional outdoor living space. No overhead powerlines

are present on the property. Roof has been recently replaced. Walking distance to all levels of schools including Chinook Park Elementary, Henry Wisewood High School and Calgary Jewish School. Close to Mount Royal University, Rockyview Hospital & South Glenmore Park. Minutes to Chinook Center. Easy access to Macleod Trail S & Heritage Dr. Some images in this listing have been virtually staged to showcase the home's potential.