

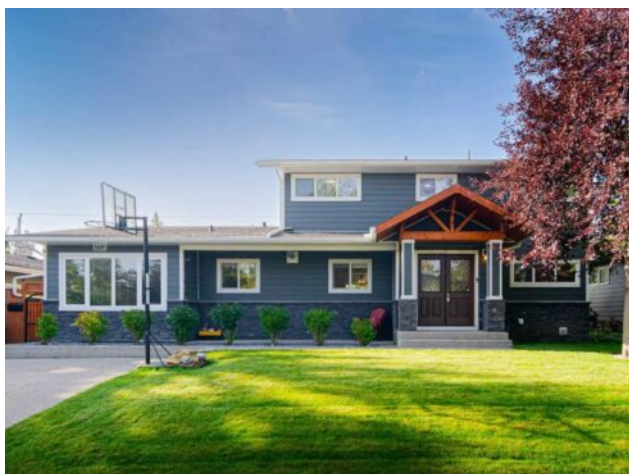


GRASSROOTS
REALTY GROUP

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164 Cherovan Drive SW
Calgary, Alberta

MLS # A2344406



\$1,299,900

Division:	Chinook Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,588 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating: Central, Natural Gas

Floors: Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Wood Frame

Foundation: Poured Concrete

Features: Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Skylight(s), Stone Counters, Sump Pump(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: None

Welcome to 164 Cherovan Dr SW—where classic, solid craftsmanship meets top-to-bottom modern luxury in one of Calgary's most beloved established neighborhoods — Chinook Park. Reimagined to deliver the fresh look of a brand-new home, this expansive 2 storey residence over 3400sqft of developed space combines contemporary design, exceptional comfort, and a floor plan built for the flow of real life! Key Highlights of This Feature Property: ****Unbeatable Location & Convenience:** Nestled in the heart of Chinook Park, you are minutes from everywhere you want to be. Enjoy immediate access to the scenic paths of the Glenmore Reservoir, premium shopping at CF Chinook Centre, and top-rated local schools and parks. Commuting is an absolute breeze with Macleod Trail, Glenmore Trail, and Downtown Calgary just a short drive away, along with the convenience of nearby Rockyview General Hospital. ****Sun-Drenched, South-Facing Backyard:** Step outside to your private outdoor sanctuary. The highly coveted south-facing exposure ensures all-day natural sunlight fills both your spacious backyard and the home's primary living spaces. Whether you're hosting summer barbecues, tending a garden, or lounging in the afternoon sun, this outdoor haven is designed for effortless enjoyment. ****Loaded with New-Home Upgrades:** Enjoy all the perks of a modern build within a character-rich, solid structure: Chef's Dream Kitchen: Showstopping 4'x8' center island, extensive custom cabinetry, bright skylights, and a 64" W side by side fridge ready for big family gatherings. Sun-soaking Main Floor: Bright, open living and entertaining spaces, plus a flexible large multifunctional room (21'x12') and a dedicated den—perfect for a quiet home office or quiet library retreat. Restful Upper Level: 4 generously sized

bedrooms, including a primary suite with a fully renovated shower area and sleek new vanity with quartz top. Versatile Basement: Extra living space featuring a recreation room ideal for a home gym, theater, or playroom, complete with a half bath and massive storage space. Major components: Roof (2012 garage & 2016 house), Furnace (2014), HWT (2026), Windows & Doors (2016). A rare combination of timeless build quality, high-end renovations, and prime location—164 Cherovan Dr SW is completely move-in ready and waiting for its next chapter. ***Open house Sat Sep 12th 1-4pm***