



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6316 Crowchild Trail SW
Calgary, Alberta

MLS # A2345777



\$739,900

Division:	North Glenmore Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,210 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Rectangular Lot, See Remarks		

Heating:	Central, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Kitchen Island, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-1
Utilities:	-

Inclusions: N/A

North Glenmore Park Masterpiece! This exceptional mid century modern home has been lovingly redesigned with sophistication, style, and impeccable attention to detail. A truly rare offering, this is the first time the property has been available in over 20 years. Welcome to a home where character, comfort, and functionality come together seamlessly. Situated on a large, private lot, the backyard is a true outdoor oasis featuring multiple entertaining and sitting areas, creating the perfect setting for hosting family and friends or simply enjoying the peaceful surroundings. Inside, the open concept main floor is highlighted by soaring vaulted ceilings and an abundance of natural light. Floor to ceiling windows flood the living room with sunshine, showcasing the home's unique architectural character while creating a bright and inviting atmosphere. The thoughtfully redesigned kitchen features newer cabinetry, exotic granite countertops, stainless steel appliances, a corner pantry, and a farmhouse stainless steel sink perfectly positioned beneath a picturesque window overlooking the backyard. Open shelving and a stunning stone feature wall add warmth and charm, making this an ideal space for gathering and entertaining. Double garden doors provide seamless access to the outdoor living areas while bringing even more natural light into the home. Beautiful bamboo flooring flows throughout the main level, adding warmth and elegance. The well designed layout offers excellent separation between the living and sleeping areas, creating a sense of privacy and comfort. Three bedrooms are located on the main floor, including a spacious primary retreat complete with its own convenient two piece ensuite. The fully renovated four piece bathroom has been tastefully updated with modern fixtures and finishes. The fully developed lower level offers outstanding versatility with an expansive

recreation room currently utilized as a home gym and could easily serve as a media room, games room, children's play area, or additional family living space. Adjacent to the recreation room is a bonus area ideal for a home office, hobby room, or additional storage. A large fourth bedroom and an amazing bathroom with a spa feeling that has been fully updated complete the lower level. Additional highlights include updated mechanical systems, newer stucco exterior, extensive outdoor living spaces, thoughtful storage solutions, an extra long driveway, and a detached single garage. This is a true turnkey property where pride of ownership is evident throughout with the home presented in pristine condition and ready for its next owners to enjoy! Located in one of Calgary's most sought after communities, this warm and inviting home offers a rare combination of timeless character, modern updates, and exceptional indoor/outdoor living. A truly special property that must be experienced to be fully appreciated. Call today to book your private viewing.