



GRASSROOTS
REALTY GROUP

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88 Cheyenne Crescent NW
Calgary, Alberta

MLS # A2346786



\$1,265,000

Division:	Charleswood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,324 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Exceptional design and effortless living come together in the highly sought-after community of CHARLESWOOD. Tucked along a quiet, tree-lined street, this beautifully reimagined bungalow has been COMPLETELY RENOVATED FROM TOP TO BOTTOM, pairing sophisticated contemporary finishes with the warmth and character of one of Calgary's most established neighbourhoods. Inside, a bright OPEN-CONCEPT MAIN FLOOR creates an inviting sense of space, with beautifully connected living and dining areas designed for both relaxed everyday living and effortless entertaining. At the heart of the home, the thoughtfully appointed kitchen balances refined design with exceptional functionality, featuring contemporary cabinetry, generous prep and storage space, and a WALK-IN PANTRY. Convenient MUDROOM ACCESS adds to the home's well-considered layout. The main level offers two bedrooms and 2 full bathrooms, including a serene PRIMARY RETREAT with its own private ENSUITE. A generous second bedroom provides flexibility for family, guests, or a beautifully appointed home office, while the single-level layout offers the ease and convenience of bungalow living. The FULLY DEVELOPED LOWER LEVEL has been finished with the same attention to detail, creating an impressive extension of the home. A spacious MEDIA AND ENTERTAINMENT AREA is complemented by a stylish WET BAR, creating the perfect setting for movie nights, game days, or hosting friends and family. TWO LARGE BEDROOMS and a beautifully finished 4-PIECE BATHROOM complete this level, providing exceptional space and privacy for guests, teenagers, or extended family. Outside, mature trees and established landscaping create a private, welcoming setting. The LANDSCAPED BACKYARD offers plenty of room to relax, entertain, and enjoy

Calgary's warmer months, while a DETACHED DOUBLE GARAGE completes the property. Ideally positioned just minutes from the UNIVERSITY OF CALGARY, FOOTHILLS MEDICAL CENTRE, ALBERTA CHILDREN'S HOSPITAL, NOSE HILL PARK, SCHOOLS, SHOPPING, TRANSIT, AND DOWNTOWN, this home delivers an exceptional combination of location and lifestyle. With FOUR BEDROOMS, THREE FULL BATHROOMS, beautifully finished entertaining spaces, and a comprehensive renovation throughout, this is a rare opportunity to enjoy TURNKEY LUXURY IN ONE OF CALGARY'S MOST COVETED ESTABLISHED COMMUNITIES