



GRASSROOTS
REALTY GROUP

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7804 7 Street SW
Calgary, Alberta

MLS # A2347018



\$880,000

Division:	Kingsland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,357 sq.ft.	Age:	1957 (69 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: TV Bracket

Absolutely gorgeous and thoughtfully UPDATED BUNGALOW on a 66' WIDE LOT in the highly desirable community of Kingsland! Up-sized double-detached 2014 garage (accessed from the lane, with ceiling height easily sufficient for a car lift & gas line to add heater), plus driveway access from the front street. Close to Glenmore Reservoir for tennis, bike rides or long walks! The renovation of this home sets a new standard for PRIDE OF OWNERSHIP with over \$230,000 in improvements (see the summary in the final lines of these remarks)! Great driveway for guest or tenant parking (or for loading up your full-length RV)! Such nice curb appeal - manicured lawn and gorgeous garden plus BAY WINDOW at the front of the home, HARDIE siding, TREX FRONT PORCH and stonework accents. Step inside to discover beautiful and REFINISHED HARDWOOD FLOORING extending through almost the entire main level. Stay comfortable with CENTRAL AIR CONDITIONING. The LIVING ROOM IS MASSIVE, with a bench-seat in the bayed window and a GAS FIREPLACE with tasteful tile and woodwork surround. The living room is connected to the spacious eating area where you can STRETCH OUT YOUR TABLE for a large group of friends or family! YOU WILL LOVE THIS KITCHEN, with warm CINNAMON-TONED CABINETS, and QUARTZ COUNTERTOPS, and STAINLESS-STEEL appliances, plus wine storage and elegant display cabinetry & shelving! Three bedrooms and 2 full baths on the main level. Bathrooms have intricate tilework, and both have an obscured venting window. The backyard is so inviting. Enjoy outdoor time on the upper composite deck or the lower paver-stone patio. Gas line for BBQ. The yard improvements are top-notch! Head downstairs to your finished basement to find PRISTINE VINYL PLANK flooring, ANOTHER

BEDROOM, OFFICE, FULL BATHROOM and your RENOVATED summer KITCHEN (or possibly an illegal suite). SEPARATE ENTRY and SEPARATE PARKING is possible (maybe garage parking for upstairs, driveway for down). So many upgrades and improvements have been done. IMPROVEMENTS to this home include: A complete main level KITCHEN RENOVATION, and MAJOR LANDSCAPING PROJECT including back patio, composite back deck and some new vinyl fencing (in 2010). NEW SHINGLES on house and garage (in 2012). A NEW DOUBLE CAR GARAGE including new foundation and slab, plus some more vinyl fencing (in 2014). NEW COMPOSITE FRONT DECK AND STAIRS, plus metal railing (in 2020). HARDIE-BOARD Siding (in 2020). Many more improvements were done in 2021 including: INCOMING ELECTRICAL services, FULL DOWNSTAIRS RENOVATION, and TRIPLE PANE windows, window shades (top down & bottom up), new interior doors and electrical fixtures. Also in 2021: REPAINTING the main level and adding NEW MAIN LEVEL KITCHEN-AID APPLIANCES plus a NEW FURNACE, NEW HOT WATER TANK, and 'LIFETIME' HEAT EXCHANGER. In 2022, NEW CENTRAL AIR was added. And 'BLUE LIGHT PIPE LINING' with lifetime warranty to the outgoing sewer line (in 2024).