



GRASSROOTS
REALTY GROUP

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316 Glamorgan Place SW
Calgary, Alberta

MLS # A2348105



\$750,000

Division:	Glamorgan		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,310 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Gazebo, Landscaped, Treed		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Metal Siding , Wood Frame
Foundation:	Poured Concrete
Features:	Bar, Central Vacuum

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-C2
Utilities:	-

Inclusions: Hot Tub

Discover a rare opportunity to reside in a coveted cul-de-sac location, where this beautifully maintained bungalow offers both tranquility and convenience. Built in 1976 amidst homes dating back to the fifties, this oversized bungalow provides an exceptional living space spanning 1310 square feet, featuring four bedrooms and three full bathrooms, including a having a full ensuite off the primary bedroom. Beyond the inviting front entrance, an open layout flows seamlessly, complemented by thoughtfully appointed cabinetry and ample storage within the well equipped kitchen, great for entertaining. It's easy to imagine relaxing evenings in the sunroom, adaptable to many purposes, while enjoying your private south yard, complete with a hot tub for ultimate relaxation. Below grade, a finished basement provides additional living space with a warm and cozy family room, bedroom, full bathroom, laundry area, and plenty of storage. You'll appreciate the double heated garage, offering plenty of room for hobbies and storage, while the roof, fascia, gutters, and air conditioning were upgraded just two years ago. With its finished basement, central air conditioning, deck patio, landscaped lot, and dog friendly environment, this bungalow is exceptionally clean and well cared for. Enjoy easy access to shopping, schools, main arteries, and downtown, just seventeen minutes away, while benefiting from close proximity to Glamorgan's park and nearby schools—all within this tranquil cul-de-sac setting and back lane access for added privacy. And if you're feeling lucky, or in the mood for some entertainment, the Grey Eagle Resort and Casino is only a few minutes away.