



GRASSROOTS
REALTY GROUP

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5031 Trelle Drive NE
Calgary, Alberta

MLS # A2350089



\$750,000

Division:	Thornccliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,066 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: n/a

There are no results for this METICULOUSLY RENOVATED 4-bedroom bungalow situated on a rare HILLTOP with RAVINE-BACKED exposure on a full-size lot within the established Thornccliffe community. Every single detail has been carefully considered, particularly regarding the comprehensive insulation package. The property features NO NEIGHBOURS positioned in front and a substantial NATURAL PARK/GULLY situated behind. The residence includes a brand new chef's kitchen equipped with stainless steel appliances, engineered hardwood flooring throughout the main level, carpeting on the lower level, two completely new bathrooms, and NEW installations comprising vinyl windows, interior and exterior doors, closet doors, Hardie board siding, a deck accessible via DOUBLE FRENCH DOORS, eaves and soffits, an on-demand hot water tank, built-in security and sound systems, SPRAY FOAM INSULATION, electrical panel and wiring. The grounds have been completely RE-LANDSCAPED, featuring a detached single-car garage with 220-volt service, insulation, and an adjacent gravel parking area accommodating a second vehicle, recreational vehicle, or trailer with custom iron railings secured within a lockable, maintenance-free VINYL FENCE featuring 2 SWING GATES providing access to the back lane. The property includes exposed aggregate sidewalks and patio. Ready to move in.