



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**6516 Crowchild Trail SW
Calgary, Alberta**

MLS # A2350382



\$699,900

Division:	North Glenmore Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,105 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	1
Garage:	Driveway, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
--------------------	-----

Located in the established community of North Glenmore Park, this bright bungalow is a great opportunity to put down roots in one of Calgary's most desirable neighbourhoods. The main floor features high vaulted ceilings and a spacious living room with floor-to-ceiling windows that bring in an abundance of natural light. The kitchen offers plenty of cabinetry and storage, stainless steel appliances, a built-in dishwasher, over-the-range microwave, tiled backsplash, recessed lighting and under-cabinet lighting. Three bedrooms are conveniently located together on the main floor, all with new Hardwood Flooring, with a 4-piece bathroom nearby. Downstairs, the partially developed basement provides valuable additional living space with a fourth bedroom that works well for an older child, guests or a home office, along with a large recreation room, laundry area, additional storage and a separate entrance. Outside, the large fully fenced backyard provides plenty of room for kids, pets, gardening and entertaining, with a concrete patio and storage shed already in place. A long driveway offers generous off-street parking with room for approximately 4-6 vehicles. Just steps from Lakeview Plaza and close to schools, North Glenmore Park, the Glenmore Reservoir pathways and Weaselhead Flats, you'll have everyday conveniences and incredible outdoor spaces right in the neighbourhood. With a functional floor plan, plenty of natural light, a large private yard and all of the superior amenities that Lakeview has to offer, this is a home with plenty of room to settle in, grow and enjoy the neighbourhood for years to come.