



GRASSROOTS
REALTY GROUP

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4919 Claret Street NW
Calgary, Alberta

MLS # A2351182



\$999,888

Division:	Charleswood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,335 sq.ft.	Age:	1963 (63 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Land		

Heating: Forced Air

Floors: Hardwood, Tile

Roof: Rubber

Basement: Full

Exterior: Brick

Foundation: Poured Concrete

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Sauna

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: n/a

Stunning extensively renovated bungalow in a prime location of Charleswood. The gourmet kitchen offers quartz counter-tops, gas range, abundant custom cabinetry, spacious island / breakfast bar an informal dining room for day to day dining as well as entertaining. The primary bedroom has a walk in closet, 3 pce bath en-suite. A very spacious mud room with lots of built-in cabinets. Two additional bedrooms, 4 pce bathroom completes the main floor. A very bright and spacious living room. The fully developed lower level adds a fourth bedroom, a family room, exercise room, a fun climbing wall for the kids, a sauna. The laundry room is exceptionally well equipped with custom counter-tops, cabinets, a sink. Check out the secret play room for the kids. The west facing has been extensively landscaped to minimize lawn care and maintenance. Over a \$100,000 has been spent new retaining wall / fencing / exposed aggregate concrete from the front steps back to the patio in the backyard/ rubber roof on the house / garage/ new eaves / soffit / all new Hardie board on the oversized double garage. A terrific outdoor space for family gatherings/ summer entertaining. Perfect location close to schools, parks, shopping, The university of Calgary, Foothills Hospital, Childrens Hospital.