



# 11326 87 Street Calgary Alberta

\$995,000

This 3157.83 Sq Ft Developed BUNGALOW has 5 Bedrooms, 2 1/2 Bathrooms (incl/SHOP), 7 SHEDS, 2 CABINS, a Cube STORAGE (13'11" X 7'10" Exterior Dimensions), a MASSIVE 59'0" X 23'1" SHOP w/OVERHEAD Doors, 2 PARKING PADS (37'4" X 27'4", + a 49'3" X 17'3"), + a PLAYHOUSE, all on .43 of an ACRE!!! Walking up to the INVITING Porch, you will see the UNIQUE DETAILS of CREATIVITY, + STYLE incl/French Doors. Inside the SPACIOUS Foyer are CHEERY colors throughout, + HARDWOOD Flooring. The HUGE Living Room has a COZY Wood-burning Fireplace for those chilly nights, + it's GREAT for when GUESTS come over. The Dining Room is up a stair that can EASILY accommodate a LARGE table for meals, + LAUGHTER w/FAMILY, + FRIENDS as you make MEMORIES together. The Updated 2018 SLEEK Kitchen has an ARCHITECTURAL cut-out for a wall allowing in NATURAL Light, Floor-to-Ceiling Modern Espresso Cabinetry, GRANITE Countertops, Tiled Backsplash, + Black Appliances. Step into a HAVEN of the STUNNING Sunroom, designed to be a true RETREAT from the everyday. Featuring EXQUISITE hardwood throughout, this space boasts a 10'3" VAULTED Ceiling, 2 Sky Lights, Walls, + Floor all adorned in Rich, Natural Wood, creating a seamless atmosphere. A Corner Wood-Burning Stove adds CHARM, + WARMTH to this space. There are 2 doors leading to the Patio, Deck, + BBQ Patio. Down the hallway are the Laundry Room behind GORGEOUS STAINED GLASS Doors, the 2nd, + 3rd GOOD-SIZED Bedrooms, + the Primary Bedroom. There is a PRIVATE Deck off it for RELAXING over a Morning Coffee as you plan your day. The WALK-IN Closet, + a Tiled 4 pc EN-SUITE Bathroom has a Jetted Tub for soaking in after a long day, + a Standing Glass Shower. In the Basement is the Family Room w/Rich Natural Wood, + STONE accent walls giving it a place where LOVED ONES could have GAME, + MOVIE nights. The 4 pc Bathroom has a Soaker Tub, + a Standing Glass Show...

Family room 18.67 Ft x 13.92 Ft

Bedroom 11.75 Ft x 11.58 Ft

Other 7.42 Ft x 3.58 Ft

Bedroom 17.67 Ft x 11.75 Ft

Other 6.42 Ft x 4.33 Ft

Living room 19.42 Ft x 14.58 Ft

Kitchen 14.25 Ft x 9.83 Ft

Dining room 14.67 Ft x 9.08 Ft

Sunroom 22.75 Ft x 14.75 Ft

Primary Bedroom 13.33 Ft x 12.42 Ft

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Other	13.25 Ft x 7.25 Ft	Other	7.00 Ft x 3.67 Ft
Sauna	4.00 Ft x 3.67 Ft	Other	15.33 Ft x 9.83 Ft
Storage	13.33 Ft x 7.17 Ft	Bedroom	11.25 Ft x 9.17 Ft
4pc Bathroom	9.42 Ft x 7.58 Ft	Bedroom	9.17 Ft x 8.58 Ft
Furnace	12.58 Ft x 7.42 Ft		