



12 37 Street Calgary Alberta

\$899,900

PRICE REDUCED \$50,000! This property is truly ONE OF A KIND. You won't find another like it! Fully finished bungalow with a HUGE LOFT in one of the QUIETEST CUL-DE-SAC locations in the city. Situated on a HUGE NEARLY 7200 SF PRIVATE LOT. Steps from the BOW RIVER PATHWAY and walking distance to Westbrook Mall, the LRT, & Wildwood school. 5 minute drive to Shaganappi Point golf course. Douglas Fir Trail is nearby. VAULTED BEAMED CEILINGS in the living room, family room, dining room, & kitchen. MASSIVE FLOOR TO CEILING WINDOWS at the back of the home looking into the beautiful landscaped yard. GORGEOUS WHITE KITCHEN CABINETRY from Legacy Kitchens. MAPLE DOVETAIL SOFT CLOSE DRAWERS, BUILT-IN OVEN & MICROWAVE, GAS STOVETOP, beautiful CUSTOM RANGE HOOD, PANTRY with pullout drawers, GRANITE countertops, HARDWOOD FLOORING. Gas fireplace with beautiful stone surround in living room. Cozy wood burning fireplace in the sunken family room which is adjacent to the formal dining area. Sliding doors lead to the PRIVATE PATIO with OUTDOOR FIREPLACE. The lower level has LARGE WINDOWS, 3rd bedroom, 3 PCE bath, and laundry room. SEPARATE STORAGE ROOM plus LARGE MECHANICAL ROOM for even more storage! So many extras in this home - 2 high efficient furnaces, STAINED WINDOW GLASS, Hunter Douglas window coverings, under cabinet lighting, landscaped beautifully, the list goes on and on! This home has been meticulously cared for over the years! \$899,900. Book your showing today as this property shows beautifully, is priced to sell and will not last long! (id:6769)

Bonus Room 21.42 Ft x 13.67 Ft

Recreational, Games room 17.17 Ft x 16.00 Ft

Bedroom 11.00 Ft x 9.25 Ft

3pc Bathroom 9.25 Ft x 4.42 Ft

Laundry room 15.00 Ft x 8.33 Ft

Storage 8.50 Ft x 6.75 Ft

Furnace 17.50 Ft x 13.00 Ft

Kitchen 14.25 Ft x 10.00 Ft

Dining room 13.58 Ft x 12.00 Ft

Breakfast 9.00 Ft x 7.83 Ft

Living room 18.00 Ft x 18.00 Ft

Family room 12.83 Ft x 12.00 Ft

Primary Bedroom 17.42 Ft x 14.00 Ft

4pc Bathroom 9.67 Ft x 5.00 Ft

Bedroom 13.42 Ft x 9.67 Ft

Other 5.00 Ft x 2.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:

RE/MAX Real Estate (Mountain View)

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100, 707-10 AVE. SW , Calgary, AB,
T2R 0B3

Phone: 403-969-0267
arobinson@cirrealty.ca