



# 120 Glacier Drive Calgary Alberta

\$734,900

OPEN HOUSE Saturday July 20th, 1:30-4pm. Located in the desirable inner-city community of Glamorgan this Bungalow has been lovingly maintained and upgraded over the years. Great curb appeal as you arrive with a large front deck to enjoy the morning sun. As you enter, you'll immediately appreciate the CENTRAL AIR-CONDITIONING on these hot summer days! An open living room area, TV included, is great for entertaining with dining room and large Island that opens to the kitchen. Kitchen is well designed with white cabinetry, lots of storage in the large butcher-block style Island and a large bay window affording lots of sunlight. A huge Primary bedroom with 2 closets, sitting area and access to the front deck. 2nd bedroom, currently being used as an office space, both share the updated 3 pc Bath with large glass Shower. Vinyl plank flooring throughout the main level of this home. (The original Hardwood is under the LR & DR portion). The lower level is fully finished and includes a large recreation room with wood burning Fireplace, TV included. An additional Den/Bedroom area has a large walk-in closet / storage room. There is also a 3pc bath along with space for a gym or additional bedroom. Furnace with air purification, AC were installed in 2021 and HWT approximately 5 years ago. This home has a fabulous outdoor space that is private and west facing. With a large deck, it features a spacious 3 season Sunroom that is electric heated and includes the furniture. A brand-new Hot Tub sits on the stone patio with steps for access. A covered BBQ area, BBQ included and a large patio table and chairs, also included. The garage has electric heat and lots of storage. A great location on a quiet street within walking distance to Mount Royal University, Glamorgan TLC School & St. Andrews School. Great proximity to Downtown, Westhill's Shopping Centre, Grey Eagle Ev...

Recreational, Games room 11.83 Ft x 18.67 Ft

Den 11.58 Ft x 11.33 Ft

Other 10.17 Ft x 10.00 Ft

Exercise room 12.08 Ft x 7.33 Ft

Furnace 11.17 Ft x 19.58 Ft

3pc Bathroom 4.25 Ft x 7.58 Ft

Kitchen 11.58 Ft x 13.42 Ft

Living room 12.92 Ft x 19.50 Ft

Dining room 8.25 Ft x 8.42 Ft

Primary Bedroom 11.83 Ft x 19.33 Ft

Bedroom 8.08 Ft x 11.00 Ft

3pc Bathroom 8.08 Ft x 4.83 Ft

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

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