



# 120 Norquay Heights Calgary Alberta

\$600,000

House shopping today, packing tomorrow... Welcome to this immaculate semi-detached Bungalow, boasting fabulous northern & southern VIEWS, a Walkout Basement, Double Attached Garage, and MOVE-IN READY! Nestled in a fantastic 50+ complex known for its great Clubhouse and location, with mature trees and an expansive driveway that offer great curb appeal as you pull up to this home. The Foyer hosts durable tile flooring and nearby closets for tucking away coats & shoes. Rich hardwood flows into the massive Living Room & Dining Room space where you'll appreciate the abundance of sunlight through the triple pane windows! This open-concept Kitchen features endless cabinet & cupboard space, SS appliances, a large cupboard style Pantry, and a thoughtful window above the sink making dish duty less of a chore. There's a versatile Breakfast Nook off the Kitchen that steps outside to a big Balcony with great northern views of downtown just past the tree line. The Primary Bedroom is perfectly tucked-away down the hall for privacy, with a huge Walk-In Closet & 4-pc Ensuite with linoleum floors and a soaker tub / shower combo. Completing this main level is a modern tiled 3-pc Powder Room with a walk-in shower, your main floor Laundry, and an additional hall + linen closets for added storage and organization. A fully finished WALKOUT Basement awaits downstairs, w/ cozy carpeted floors, upgraded lighting, and wall-to-wall windows to let the light shine in. The giant Rec Room offers ample opportunity to create the ideal space for YOUR lifestyle, and steps outside to a beautiful landscaped backyard greenspace with a concrete patio, surrounded by colorful trees. The 3rd Bedroom is spacious, hosting a big window and closet, and the 4-pc Bathroom boasts vanity storage and linoleum floors. There's also a large secondary Laundry Room / Utility Room, Storage, and 2 more organized closets on...

4pc Bathroom 9.08 Ft x 7.33 Ft

Bedroom 18.33 Ft x 10.50 Ft

Laundry room 17.58 Ft x 14.42 Ft

Recreational, Games room 23.42 Ft x 27.58 Ft

3pc Bathroom 10.08 Ft x 4.92 Ft

Bedroom 10.83 Ft x 12.42 Ft

Dining room 9.33 Ft x 10.58 Ft

Other 9.25 Ft x 13.92 Ft

Living room 14.17 Ft x 29.25 Ft

Primary Bedroom 14.92 Ft x 15.92 Ft

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

Listing Presented By:



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**Mirror**

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4pc Bathroom 8.00 Ft x 8.25 Ft

Other 6.58 Ft x 8.25 Ft