



3727 Kerrydale Road Calgary Alberta

\$1,019,000

Proudly presenting 3727 Kerrydale Road S.W. - an executive residence in the quiet inner-city neighbourhood of Rutland Park that Delivers it ALL - a stylishly renovated bungalow, oversized 7300+ SF landscaped lot w/ extensive outdoor living areas, 2 garages & an illegal suite w/ separate entry. This modern renovated property beautifully encapsulates the fashionable organic modern movement. Both inside & out, the property exemplifies an aesthetic of relaxed sophistication w/ its balanced blend of minimalism, mid-century modern & bohemian design. The combination of organic textures, colourful elements & warm wooden hues are ever present throughout the 2400 SF of extensively Updated & Upgraded living space. The mid-century era front door, classic hardwood flooring & abundance of natural light create a welcoming & tranquil mood. Designed w/ cooking & entertaining in mind, the sleek flat panelled cabinetry dresses the chic monochromatic kitchen boasting stainless steel appliances, exceptional storage & peninsula w/ seating for 4 while the bright dining area provides plenty of space for hosting dining parties or gathering w/ family. The living room's dramatic paint & marble clad fireplace add interest & texture to the subtle palette. The beautiful hardwood floor continues down the hall into the generous-sized owner's retreat where the primary bedroom effortlessly accommodates a king-size bed. Built-in shelving lines the walk-in closet & the renovated ensuite features a separate deep soaker tub, luxe shower & in-floor heat. Rounding off the main floor is a 2nd bedroom & pretty powder room. The bright lower level presents several unique opportunities. Complete with an expansive living area, 2 additional bedrooms & kitchen, the 1160 SF lower level offers 1) excellent revenue potential, 2) autonomous living quarters for additional family members or 3) a second floor for your ...

4pc Bathroom Measurements not available

Bedroom 14.83 Ft x 10.50 Ft

Bedroom 10.58 Ft x 14.08 Ft

Kitchen 9.75 Ft x 10.75 Ft

Recreational, Games room 19.75 Ft x 18.00 Ft

2pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 14.00 Ft x 15.25 Ft

Dining room 14.42 Ft x 11.92 Ft

Kitchen 14.08 Ft x 11.75 Ft

Living room 13.00 Ft x 12.00 Ft

Primary Bedroom 14.67 Ft x 13.75 Ft

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

Listing Presented By:



Originally Listed by:

Coldwell Banker Mountain Central

<http://www.robandkim.ca/>



See

Mirror

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

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