



# 80 Cromwell Avenue Calgary Alberta

\$1,225,000

Rare opportunity to purchase a unique and beautifully updated bungalow in the prestigious Foothills Estates. Beautifully appointed sprawling bungalow perched on a huge corner lot that's approx. 75ft x 127ft with Downtown views and a wrap-around south facing patio. This stunning home is the perfect mix between a mid-century gem and modern convenience. Offering 3 bedrooms on the main level, 2 bedrooms on the lower level, 3 bathrooms and a triple detached garage. So much parking on-site for a total of 7 spots - 3 indoor garage spots, 3 driveway spots and 1 RV parking spot next to the garage on the east side. 1 of the single garage doors also opens into the backyard oasis. Fully landscaped front and back yards with mature trees, plants and shrubs. You'll never want the summer nights to end in this backyard with the newer pressure treated wood deck with built-in benches and garden beds, a concrete pad that's an ideal spot to set up patio furniture to entertain and relax on while having the luxury of privacy with tall trees and few neighbours. The backyard can even accommodate your fur family members with the gravel dog-run area with breezeblock fencing. Live in comfort during Calgary's warm summers with central air conditioning! This gorgeous and thoughtful kitchen design offers an island with a quartz waterfall countertop and bar height seating, stainless steel appliances, George Nelson inspired light fixtures, herringbone tile backsplash, tons of storage and counter space including an ideal spot for a coffee bar set up and a chalkboard wall. Off the kitchen is a walk-in pantry with additional storage space and a laundry area with front load laundry machines. Enjoy spending time in the living room while appreciating the preserved architectural features like the vaulted exposed beam ceiling, looking out the windows with the elevated views or getting cozy next to the gas...

3pc Bathroom 5.08 Ft x 7.83 Ft

Bedroom 20.75 Ft x 11.75 Ft

Bedroom 11.58 Ft x 13.00 Ft

Recreational, Games room 24.42 Ft x 19.42 Ft

Furnace 18.42 Ft x 11.42 Ft

Primary Bedroom 11.42 Ft x 12.42 Ft

Bedroom 14.00 Ft x 8.83 Ft

Living room 16.00 Ft x 17.25 Ft

Laundry room 5.42 Ft x 8.75 Ft

Kitchen 20.17 Ft x 17.75 Ft

Dining room 8.08 Ft x 8.75 Ft

4pc Bathroom 5.83 Ft x 9.75 Ft

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

Listing Presented By:



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See

**Mirror**

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Bedroom 10.33 Ft x 9.17 Ft

2pc Bathroom 4.67 Ft x 5.08 Ft