



## 8211 4A Street Calgary Alberta

\$750,000

Welcome to an exceptional lifestyle opportunity in the heart of Kingsland, where this exquisitely renovated open-concept Bungalow offers luxury living at its finest. Nestled on a tranquil dead-end street, this property stands out with its expansive lot, which provides ample space for your dream garage. From the moment you step inside, the modern charm of this home captures your attention. The open-concept design, highlighted by stylish Luxury Vinyl Plank flooring, creates a seamless flow from room to room. The heart of the home, the kitchen, is a culinary delight, featuring gleaming stainless-steel appliances, elegant quartz countertops, and a versatile island with an eating bar that's perfect for casual dining. The adjacent living room, bathed in natural light from a generous bay window, offers a spacious and inviting atmosphere for relaxation and socializing. The primary bedroom, complete with a luxurious five-piece ensuite. Here, you can unwind in the large glass shower and appreciate the convenience of a spacious closet equipped with built-in drawers and shelving. The main floor also includes a second bedroom and a beautifully appointed four-piece bath, providing comfort and functionality for family or guests. The lower level of this home presents exciting opportunities. With its own separate entrance, this area could possibly be transformed into a legal basement suite " Subject to the approval and permitting from the City of Calgary", perfectly aligning with the new RGC zoning regulations. This versatile space features a large recreation room, two additional bedrooms with egress windows, a full bath, a separate laundry room, and a sizable furnace room with ample storage options. Recent renovations have enhanced the home's appeal and functionality, including all-new windows, updated electrical systems, and modern plumbing. These upgrades not only ensure comfort...

Recreational, Games room 3.61 M x 7.81 M

Laundry room 3.30 M x 2.25 M

4pc Bathroom 2.10 M x 1.56 M

Furnace 3.40 M x 2.64 M

Bedroom 3.18 M x 3.66 M

Bedroom 3.63 M x 3.66 M

Primary Bedroom 3.07 M x 4.55 M

Dining room 3.53 M x 1.89 M

Bedroom 3.51 M x 3.97 M

Kitchen 3.51 M x 3.14 M

5pc Bathroom 2.65 M x 2.74 M

4pc Bathroom 2.46 M x 1.51 M

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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Living room 4.42 M x 5.63 M