



## 16 Norseman Place Calgary Alberta

\$1,100,000

Rare Opportunity in Upper North Haven! | 0.26 Acres Situated on a peaceful cul-de-sac lined with some of the area's finest homes, this property combines functionality, with an incredible outdoor space -- a true rare find in today's market. Spacious and Bright Living: Step into the vaulted living room, flooded with natural light adorned with wainscoting, creating an inviting atmosphere for family gatherings and entertaining guests. Well situated - Nestled next to the pathways in the Calgary Foothills and a short distance away from the Calgary Winter Club - short drive to downtown and the Calgary international Airport. Confederation park and golf course also conveniently located. If you are an active person, or strive to be one this location should work well. It's generous sized lot allows for versatile features - Potential for Expansion: With this sizable lot could potentially allow for adding flexibility for multi-generational living or rental income. Triple Car Garage AND Detached Shop: A spacious 30 x 40 ft heated detached shop, wired for 220 volts -- ideal for storing a boat, artisanal workshop, or up to four vehicles, in addition to a tremendous storage capacity. Recently Upgraded Kitchen: Modern, stylish, and fully equipped, ideal for culinary enthusiasts. Recent Renovations & Upgrades: New roof, furnace, hot water tank, and gemstone lighting throughout, ensuring peace of mind and contemporary appeal. Additional Living & Storage Space: Total finished area of approximately 3,239.55 sq ft, offering ample room for relaxation, work, and entertainment. A room on the main floor, and a rooms, and accommodations downstairs to support maximization of space. Massive yard with old-growth trees and perennials, creating a lush, private oasis. Large, level lawn perfect for sports, lawn games, entertaining, and outdoor activities. Greenhouse ready for planting and gardening...

Primary Bedroom 16.17 Ft x 15.58 Ft

Bedroom 17.25 Ft x 9.25 Ft

Bedroom 10.75 Ft x 9.50 Ft

4pc Bathroom 12.17 Ft x 11.17 Ft

4pc Bathroom 9.08 Ft x 4.75 Ft

Recreational, Games room 26.75 Ft x 11.50 Ft

Furnace 13.83 Ft x 13.58 Ft

Living room 19.25 Ft x 13.25 Ft

Kitchen 12.75 Ft x 8.83 Ft

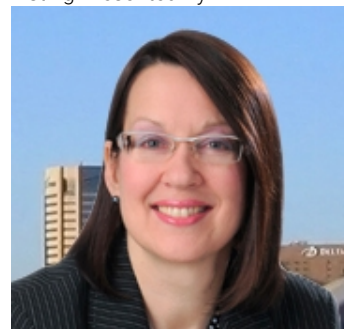
Kitchen 10.92 Ft x 9.75 Ft

Bedroom 12.25 Ft x 8.83 Ft

Dining room 17.00 Ft x 12.33 Ft

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Listing Presented By:



Originally Listed by:  
CIR Realty

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Bedroom 17.58 Ft x 16.08 Ft

Den 16.42 Ft x 10.42 Ft

4pc Bathroom 11.08 Ft x 9.25 Ft

Foyer 14.17 Ft x 7.42 Ft

2pc Bathroom 7.00 Ft x 3.25 Ft

Laundry room 10.08 Ft x 9.42 Ft