



2623 Glenmount Drive Calgary Alberta

\$1,199,000

Perched on a quiet street in the sought-after community of Glendale on an oversized 70 foot wide lot lies this sprawling 1,840 square foot BUNGALOW which enjoys all of the conveniences of a modern renovation while perfectly preserving the gorgeous architecture, character, and old world charm that the post-war era is famous for. With soaring wood panelled vaulted ceilings adorned with wood beams, newly renovated kitchen and bathrooms, formal and informal living rooms and two fireplaces (one wood burning, the other gas), this charming home is anything but cookie cutter. You're greeted through the spacious entryway by slate tile floors, soaring ceilings, extensive coat cabinets for your outdoor gear, a magnificent built in water feature, and a cozy gas fireplace. The entryway flows into the renovated kitchen that showcases timeless white shaker cabinetry, tasteful pendant lighting hanging from wood panelled vaulted ceilings, an attractive farmhouse sink, quartz countertops, a stylish subway tile backsplash, no shortage of drawers and storage solutions, and high end stainless steel appliances including a gas range - perfect for the family chef. The kitchen spills into the equally stunning dining room for hosting family dinners with the gas fireplace burning between the two spaces. Retire to the formal sitting room off the dining area, or take your guests into the nearby family room to enjoy a crackle of a roaring fire in the wood fireplace, which has been lovingly preserved in a world where a wood burning fireplace has become a rarity. The family room opens through sliding glass doors into your expansive backyard oasis with a new composite deck, a stunning wood pergola overhead, gas BBQ hookup, fire pit area, and ample space to play and entertain. The main floor also features laundry facilities, 2 full bathrooms and 3 spacious bedrooms including a large primary bedroom...

4pc Bathroom 4.92 Ft x 8.25 Ft

Bedroom 11.83 Ft x 10.42 Ft

Recreational, Games room 16.75 Ft x 18.42 Ft

Furnace 5.33 Ft x 8.25 Ft

3pc Bathroom 6.42 Ft x 5.00 Ft

5pc Bathroom 9.00 Ft x 7.67 Ft

Dining room 11.25 Ft x 11.92 Ft

Family room 12.25 Ft x 11.33 Ft

Foyer 12.67 Ft x 10.83 Ft

Kitchen 20.50 Ft x 11.42 Ft

Laundry room 6.67 Ft x 5.00 Ft

Living room 15.92 Ft x 15.33 Ft

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

Listing Presented By:



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RE/MAX First

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**RE/MAX REAL ESTATE
(CENTRAL)**

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Bedroom 11.42 Ft x 11.50 Ft
Bedroom 13.33 Ft x 10.75 Ft

Primary Bedroom 12.17 Ft x 15.33 Ft
Other 9.17 Ft x 7.17 Ft