



# 3235 Conrad Crescent Calgary Alberta

\$974,900

CONRAD CRESCENT | QUIET STREET FACING CONRAD PARK | CORNER LOT | PERFECT FAMILY HOME |

Welcome to 3235 Conrad Crescent in the desirable community of Charleswood! This is it - YOUR OPPORTUNITY to own one of the best pieces of real estate in the heart of the neighbourhood. This is a stunning 2-storey split style FAMILY HOME situated on a CORNER LOT facing CONRAD PARK that has been carefully maintained by the seller. The home features over 2600 sqft of total living space, across 4 bedrooms (3 up, 1 on the main) and 2.5 bathrooms. When you arrive, you'll be greeted by the front veranda facing the park, a quiet space to enjoy the morning coffee after a morning walk. Through the front entry, a generous mudroom leads to a bright and airy living room framed by the gas -starter -wood burning fireplace adjacent to the large 6-frame bay window facing Conrad Park. The dining room introduces you to the large backyard. Adjacent is the entry into the updated chef's kitchen, featuring stainless steel appliances (with a 6-burner gas stove with stainless steel hood fan), a butcher block kitchen island for all your kitchen prep. Down a few steps, you'll find another private living space with a bay window facing the backyard leading to the enormous deck (and backyard) and double attached garage entry. From the back entry, a full bathroom and bedroom / office leads your way back to the front entryway. Upstairs, you'll find 3 well-appointed bedrooms, a main bathroom, and primary ensuite and walk-in closet; with two rooms facing front of the home for those park views. In the back of the home, you'll find a double attached garage (with a huge storage shed) PLUS a RV parking area ! The basement features its own working area with a sink, a large mechanical room + laundry, and plenty of storage under the crawl space ! Lots of upgrades in the last few years including gas stove, Miele dish...

Recreational, Games room 21.75 Ft x 20.42 Ft  
 Kitchen 15.33 Ft x 12.58 Ft  
 Dining room 13.33 Ft x 8.67 Ft  
 Living room 14.42 Ft x 13.25 Ft  
 Family room 21.50 Ft x 20.50 Ft  
 3pc Bathroom .00 Ft x .00 Ft

Bedroom 11.33 Ft x 11.08 Ft  
 Primary Bedroom 13.42 Ft x 13.17 Ft  
 2pc Bathroom Measurements not available  
 Bedroom 12.08 Ft x 11.75 Ft  
 5pc Bathroom .00 Ft x .00 Ft  
 Bedroom 12.08 Ft x 9.17 Ft

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

Listing Presented By:



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