



## 43 Gateway Drive Calgary Alberta

\$799,900

Discover a treat in the serene suburban enclave of Glendale, where architectural brilliance and thoughtful design merge seamlessly in this mid-century modern bungalow that has over 2500 sq ft of living space and a lot that is nearly 70 ft of frontage. This property is a testament to creative construction and a genuine passion for aesthetics. This bungalow boasts one of the larger footprints in the area, offering generous living spaces for you and your family to thrive and grow comfortably. This home has undergone many thoughtful adaptations to enrich the bungalow lifestyle. The main living spaces showcase expansive windows (custom trim panelling and roller blinds included!) designed to experience the mature greenspaces the home is nestled into. The grandeur of the rare 9' ceilings in the sunken living room is bolstered by a linear gas fireplace and thoughtful hearth feature wall. Classic 1 1/2" original oak floors connect seamlessly throughout the light-filled main floor, with great sized bedrooms and consideration for separation of privacy between spaces. The fully gutted and renovated basement (2013) is a sanctuary of luxury, featuring a large steam shower in the exquisite bathroom, a spacious fourth bedroom with a walk-in closet and large egress window, a massive living area, and a versatile gym/flex space. You'll also discover a plethora of thoughtful storage throughout, including gear and cold storage. Modern comfort is ensured with updated appliances, an updated electrical including panel and mast, pex plumbing throughout, a manifold that even a nonprofessional will appreciate, an asphalt roof (done in 2015), proper frost walls, and a newer hot water tank and furnace, contributing to the solid foundation of this property. Nestled just a 5-minute walk away from the Ctrain station, this home offers unmatched convenience. For schools, there's an abundance...

3pc Bathroom .00 M x .00 M  
Bedroom 3.20 M x 3.30 M  
4pc Bathroom .00 M x .00 M  
Bedroom 3.10 M x 3.50 M  
Bedroom 3.10 M x 2.40 M

Primary Bedroom 3.90 M x 3.60 M  
Living room 6.20 M x 3.50 M  
Dining room 2.90 M x 3.30 M  
Kitchen 3.00 M x 3.30 M

Listing Presented By:



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