

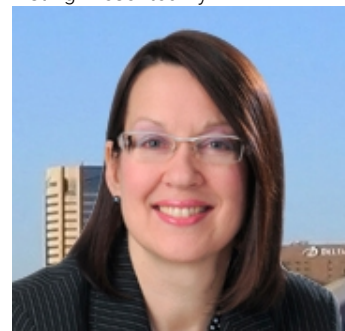


# 4519 Charleswood Drive Calgary Alberta

\$750,000

WELCOME to your new home! Nestled in a serene and welcoming neighborhood. This captivating 4-level split with over 2000+ finished SQFT of living space has been meticulously cared for from top to bottom with tons of updates! Step onto the rich hardwood flooring that graces every room, bringing a touch of elegance to your daily life. The fully finished basement, with its ACACIA hardwood flooring and BRAND NEW WET BAR, exudes character and warmth. With a total of FOUR bedrooms, including two on the upper level and two on the lower level, you'll find all the space you need for your growing family and guests. The lower-level bedrooms are thoughtfully designed with large windows for an abundance of natural light. Enjoy the convenience of two FULL bathrooms, one on the upper level and one below. Both are adorned with glass shower doors and three-piece fixtures, offering both modern style and functionality. You will find you will spend most of your time in your SOUTHWEST-facing 3-season sunroom, complete with luxury vinyl plank (LVP) flooring, and a knotty pine ceiling. It's the perfect place to unwind and enjoy the beauty of the outdoors and an AMAZING view! The kitchen is central to this home! With stainless steel appliances, an electric stove, an updated modern hood fan, and a new BOSCH dishwasher on order! A built-in second oven enhances your culinary adventures! Imagine spending your evenings in front of the brick sandstone fireplace, equipped with an efficient wood-burning insert, creating a cozy ambiance for you and your loved ones. Abundant storage space and closets throughout the home mean that organization and tidiness are a breeze. wrought iron railings, solid wood oak trim, and doors add a touch of sophistication and quality craftsmanship. The utility room is equipped with a sink, making chores a breeze. The washer and dryer, just one-year-old, are ready to ta...

Listing Presented By:



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

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Primary Bedroom 11.42 Ft x 14.33 Ft

Bedroom 9.42 Ft x 11.83 Ft

3pc Bathroom 4.83 Ft x 8.33 Ft

Family room 10.58 Ft x 11.25 Ft

Recreational, Games room 12.33 Ft x 13.92 Ft

Workshop 6.25 Ft x 9.00 Ft

Bedroom 9.50 Ft x 11.00 Ft

Laundry room 6.50 Ft x 7.83 Ft

3pc Bathroom 5.08 Ft x 7.25 Ft

Other 4.50 Ft x 6.25 Ft

Kitchen 11.92 Ft x 12.58 Ft

Dining room 10.17 Ft x 12.58 Ft

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

Furnace 7.75 Ft x 13.00 Ft

Living room 12.25 Ft x 19.00 Ft

Bedroom 8.83 Ft x 11.17 Ft