



## 3235 100 Street Calgary Alberta

\$1,899,900

**PRIME ACREAGE:** 4 Acres within Calgary City Limits! Discover this stunning custom-built walkout bungalow, perfectly positioned on 4 prime acres with breathtaking panoramic views. This property offers a rare combination of city convenience and peaceful country living. With over 2,300 sq. ft. of open-concept living on the main floor, vaulted ceilings, and expansive windows, this home is flooded with natural light. The spacious country kitchen features ample cupboard space, granite countertops, and a gas stove—ideal for family meals and entertaining. The living room, complete with a cozy gas fireplace, and the adjacent dining room both lead out to a large rear deck, perfect for enjoying the surrounding views. The main floor includes: A large master bedroom with a luxurious ensuite and walk-in closet Two additional bedrooms A full bath A convenient laundry room For vehicle and equipment enthusiasts, this property offers not one, but two incredible garages: A massive underdrive garage (38 x 24) with 2 double doors, rough-in for in-floor heating, and water hookups A main-level oversized double garage (27 x 24) In addition, the fully finished walkout basement includes a 2-bedroom illegal suite with a full bathroom, kitchen, and separate entrance—perfect for rental income or multi-generational living. This acreage is perfect for anyone seeking space for a home-based business or extra storage. The location provides quick and easy access to Glenmore and Stoney Trail, as well as nearby East Hills Shopping Centre. This property generates a substantial monthly rental income, offering an excellent return on investment. Perfect for investors seeking steady cash flow. Potential for further value appreciation in a prime location. Total Rent Income: \$9,500/month. Don't miss this one—schedule your viewing today! (id:6769)

4pc Bathroom 5.92 Ft x 11.83 Ft

4pc Bathroom 17.25 Ft x 9.25 Ft

Bedroom 14.33 Ft x 12.42 Ft

Bedroom 13.00 Ft x 11.33 Ft

Breakfast 17.50 Ft x 7.92 Ft

Dining room 14.00 Ft x 15.92 Ft

Foyer 11.17 Ft x 11.25 Ft

Kitchen 16.42 Ft x 15.00 Ft

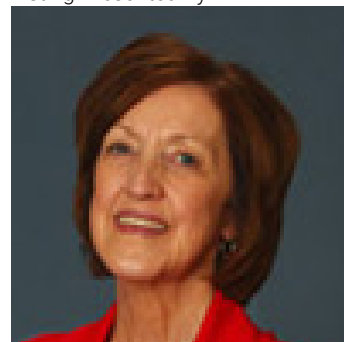
Laundry room 10.42 Ft x 7.25 Ft

Living room 31.50 Ft x 17.08 Ft

Primary Bedroom 17.25 Ft x 14.75 Ft

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

Listing Presented By:



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RE/MAX House of Real Estate



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