



## 93 Gateway Drive Calgary Alberta

\$1,195,000

Discover this beautifully renovated 1,355 ft<sup>2</sup> bungalow, perfectly situated in a prime Glendale location siding and backing onto serene green space! This home has been meticulously stripped down to the studs and completely rebuilt in 2021, featuring all new electrical, plumbing, insulation, drywall, mechanical systems, roof, windows, doors and stucco siding, and complete interior renovation. The open, enlarged floorplan enhances the flow of the kitchen and living areas, flooded with natural light from the sunny south and west exposures overlooking Optimist Park. The exquisite kitchen is a chef's dream, equipped with stainless steel appliances, quartz countertops, a large island with breakfast bar, and a walk in pantry. Enjoy seamless indoor-outdoor living with patio doors leading to a sun drenched southwest deck and patio, perfect for entertaining in the picturesque backyard. The inviting living room features a cozy gas fireplace and offers a peaceful view of the private backyard, creating a warm and welcoming atmosphere. The main floor also features 2 well appointed bedrooms, including a luxurious primary suite with a spacious walk-in closet and a stunning ensuite bathroom, complete with a double vanity, walk-in shower, and separate commode. An additional bedroom and a stylish four piece bathroom complete this level. The newly developed basement offers a generous recreation room with a corner gas fireplace, 2 spacious bedrooms with egress windows, a full bathroom, a laundry room, a storage room with built in shelving, and the furnace/mechanical room. An oversized double detached garage (27' X 22'7") with workshop/raised storage is accessed from the rear lane. Located within walking distance of various public, separate, and private schools. This property is situated in the desirable inner city community of Glendale, known for its large scale renovations and redevelop...

3pc Bathroom 5.58 Ft x 9.00 Ft

Bedroom 13.00 Ft x 11.75 Ft

Bedroom 12.75 Ft x 11.92 Ft

Laundry room 7.08 Ft x 5.58 Ft

Recreational, Games room 19.92 Ft x 36.42 Ft

Furnace 13.08 Ft x 6.00 Ft

4pc Bathroom 11.75 Ft x 9.00 Ft

Bedroom 11.67 Ft x 11.17 Ft

Primary Bedroom 14.92 Ft x 14.50 Ft

Dining room 7.83 Ft x 10.50 Ft

Foyer 10.08 Ft x 12.42 Ft

Kitchen 19.33 Ft x 13.17 Ft

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Listing Presented By:



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CIR

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4pc Bathroom 8.33 Ft x 7.17 Ft

Living room 17.17 Ft x 13.00 Ft