



19 Grafton Crescent Calgary Alberta

\$829,900

Exceptional bungalow on one of the best streets and locations in the friendly, family-oriented community of Glamorgan. A neighborhood where many people have owned their homes for years. This location is only a few steps to two elementary schools, the community centre with its hockey rinks, soccer fields, baseball diamonds and playgrounds, a 15-minute walk to Mount Royal University, close to public transportation, coffee shops and grocery stores and a quick 15-minute commute to downtown. The crescent is very quiet with all the homes being owner occupied so there is always ample parking and everyone shows pride of ownership. The neighbors will close the crescent off a couple of times a year and host family bbq's or Stampede breakfasts and invite the entire block. For the young families there are several day homes within walking distance. The home sits on a spacious lot with a fully fenced, extremely private and very secure, landscaped yard, complete with TWO OVERSIZED SINGLE GARAGES. One is heated and is the perfect space for a gym or studio. The back yard is west facing and quiet at all times of the day. There are high-end upgrades throughout the home that include beautiful hardwood floors and updated lighting, doors, baseboard and casing have all been improved. Updated mechanical elements include a top-of-the-line air conditioner, as well furnace and a large hot water tank. Structurally, the home features vinyl windows throughout, the shingles are in good repair and there is no maintenance metal fascia, soffits and eaves troughs on the home and both garages. The chef's kitchen features maple cabinets, granite countertops and custom tile backsplash as well as a pot filler and induction cooktop with retractable hood fan. The kitchen is very functional, with an abundance of cabinets and counter space. It is completely open and perfect for enjoying company. The Primar...

Bedroom 12.58 Ft x 12.00 Ft
 Family room 25.92 Ft x 24.67 Ft
 3pc Bathroom 8.25 Ft x 7.25 Ft
 Furnace 3.00 Ft x 2.83 Ft
 Storage 5.83 Ft x 3.67 Ft
 Living room 13.50 Ft x 13.17 Ft

Kitchen 13.67 Ft x 13.25 Ft
 Dining room 9.58 Ft x 9.17 Ft
 Primary Bedroom 12.00 Ft x 11.75 Ft
 Bedroom 10.67 Ft x 10.00 Ft
 Bedroom 10.00 Ft x 8.00 Ft
 4pc Bathroom 7.33 Ft x 4.92 Ft

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