



71 Snowden Crescent Calgary Alberta

\$739,999

Welcome to this big vintage bungalow on an amazing 10,500 sq.ft. lot! Located on a quiet street in Southwood, this home offers a once-in-a-lifetime opportunity to craft your dream home nestled amongst the trees! With over 3100 sq.ft. of developed living space, this home has great bones and a lot to offer including 5 bedrooms, 3 full bathrooms and numerous recreation areas! Generous living room features a brick floor to ceiling wood-burning fireplace and original plaster ceiling! Large kitchen with breakfast nook, loads of counter and cupboard space, wall pantry and built-in kitchen desk opens onto formal dining room! Original parquet flooring graces the large primary bedroom and two secondary bedrooms upstairs. The primary features a 2-pc ensuite with full vanity, large walk-in closet and access to a great solarium with vaulted ceilings and lots of windows. Two other sliding doors provide additional access to the solarium from outside with one adjoining a huge new 22' x 19' platform deck - perfect for large and small group entertaining! A full bathroom with double sinks, newer high efficiency toilet, and updated tub tile complete the main floor. Fantastic 1456 sq.ft basement has new vinyl flooring, smooth ceilings & lighting in the main areas and boasts 2 additional bedrooms, one with a built-in desk, a large family room with another wall-sized wood-burning fireplace (complete with mantle and hearth), a dry bar and another large rec area perfect for a media room! Laundry and another full bathroom (hot water tank is also newer)! With a separate entrance, there is tons of room for a future (illegal) suite if desired. Enjoy the numerous closets, cupboards and vintage built-in scone lights throughout! The front yard provides the opportunity for terraced gardening and the backyard is your private oasis! Enveloped with mature trees, plenty of gardening space, an 11'8" x...

Family room 32.75 Ft x 12.67 Ft

Recreational, Games room 17.00 Ft x 14.75 Ft

Bedroom 11.58 Ft x 10.50 Ft

Bedroom 11.75 Ft x 11.75 Ft

3pc Bathroom 8.17 Ft x 5.75 Ft

Furnace 11.92 Ft x 11.25 Ft

Living room 22.25 Ft x 12.92 Ft

Other 12.50 Ft x 10.83 Ft

Dining room 10.92 Ft x 10.92 Ft

Primary Bedroom 13.17 Ft x 12.17 Ft

Other 7.33 Ft x 3.58 Ft

2pc Bathroom 7.67 Ft x 4.67 Ft

Bedroom 10.92 Ft x 10.58 Ft

Bedroom 10.67 Ft x 10.42 Ft

Foyer 9.00 Ft x 3.92 Ft

Sunroom 15.00 Ft x 12.00 Ft

5pc Bathroom 7.92 Ft x 7.50 Ft

Listing Presented By:



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