



908 32 Street Calgary Alberta

\$1,595,000

LOCATION LOCATION LOCATION! Welcome home to this one of a kind open concept bungalow with a legal basement suite PLUS a great little Casita on the side. This property is situated within a 5 minute walk to Foothills Hospital and the new cancer center, 15 minute walk to the University, 2 blocks to the river and its path system, 15 minutes to downtown and on a quiet cul-de-sac. Built in 2008, this well constructed home boasts great space throughout the upper floor for entertaining, cooking, relaxing by the fire or soaking up some sun. All doorways have been built wide enough to accommodate wheelchairs. The main floor features cathedral ceilings throughout, a very generous dining room, spacious living room with stone faced fireplace, inviting family room space, large gourmet kitchen including Jenn Air appliances, a walk-in pantry, large laundry room with sink plus a 4 piece bath including the 'Space Ship' which is a combination, steam room, shower and Jacuzzi tub! The primary bedroom, walk-in closet and 5 piece ensuite complete the floor. There is a second bedroom plus 4 piece bath in the basement along with an additional storage space. To access the cute Casita, exit the main floor through the side entrance. The Casita has been used as flex space over the years from housing guests temporarily, used as a craft room or office space. It is fully contained with it's own furnace and 2 piece bath. Entering the legal secondary suite from the outside, you are met with a living / dining room area, functional kitchen with breakfast nook. Just off of the kitchen is a pantry as well as large laundry room with sink. Just down the hall from the living room is a spacious bedroom and 4 piece bath. The fourth bedroom is situated just a little further down the hallway and is across from additional storage space. The entire basement is heated through efficient in slab heat. Don't worry...

Bedroom 14.50 Ft x 10.50 Ft
4pc Bathroom 10.42 Ft x 5.92 Ft
Living room 22.92 Ft x 18.00 Ft
Kitchen 18.83 Ft x 11.50 Ft
Pantry 5.50 Ft x 5.17 Ft
Dining room 17.92 Ft x 11.42 Ft

Foyer 10.33 Ft x 6.75 Ft
Laundry room 7.42 Ft x 4.92 Ft
4pc Bathroom 10.42 Ft x 6.58 Ft
Office 15.33 Ft x 13.33 Ft
2pc Bathroom 5.00 Ft x 3.33 Ft
Storage 13.33 Ft x 8.00 Ft

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Originally Listed by:
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Family room 16.50 Ft x 13.92 Ft
Primary Bedroom 14.92 Ft x 12.08 Ft
Other 10.42 Ft x 6.17 Ft
5pc Bathroom 10.42 Ft x 10.33 Ft

Kitchen 12.00 Ft x 8.58 Ft
Pantry 7.83 Ft x 4.92 Ft
Living room/Dining room 16.00 Ft x 13.92 Ft