



## 1228 Richland Road Calgary Alberta

\$835,000

Location, location -- welcome to red-hot Renfrew! This exceptionally maintained, character-rich home is in truly mint condition and showcases quality craftsmanship throughout. Countless possibilities await, whether you're looking for a grandma home primary residence, multi-generational living, or an excellent investment. No expense was spared during the renovations: full wrap acrylic stucco with added Styrofoam insulation, complemented by beautiful Manitoba Tyndlestone accents. Inside, you'll find stunning hardwood floors, oak kitchen cabinetry, granite countertops, vinyl windows, and elegant crown mouldings. Enjoy your morning coffee in the bright and inviting sunroom. The well-designed main floor was originally a three-bedroom layout and has been thoughtfully converted to two spacious bedrooms for improved flow and openness. The bright, roomy two-bedroom (illegal) basement suite features large windows that fill the space with natural light--perfect for family members or tenants. The suite includes its own hot water heating system and a cozy gas fireplace. Step out to a practical and productive backyard garden, ideal for growing your own vegetables. All of this, in a location surrounded by an abundance of amenities--shops, parks, schools, and easy access to downtown. (id:6769)

4pc Bathroom 5.83 Ft x 5.58 Ft

Bedroom 10.92 Ft x 10.58 Ft

Bedroom 10.67 Ft x 8.83 Ft

Kitchen 12.67 Ft x 12.58 Ft

Family room 14.00 Ft x 12.67 Ft

Laundry room 11.42 Ft x 11.08 Ft

4pc Bathroom 7.58 Ft x 4.75 Ft

Bedroom 11.08 Ft x 9.58 Ft

Primary Bedroom 20.33 Ft x 11.08 Ft

Living room 13.50 Ft x 12.17 Ft

Dining room 12.17 Ft x 8.25 Ft

Kitchen 12.92 Ft x 12.08 Ft

Sunroom 13.42 Ft x 5.42 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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