



15 Glenview Drive Calgary Alberta

\$1,290,000

*** For more information, please click the "More Information" button. *** Situated on a quiet side street, this sprawling 1/3-acre treed lot features wide frontage, making it a premier candidate for high-density infill under current R-CG zoning. The residence is not your average bungalow. A massive 1980s two-storey addition and a full walkout basement create a sprawling floor plan of approximately 3,800 sq. ft. of developed living space.

Sky-High Primary Retreat: The entire second floor is a "cabin in the sky," featuring vaulted beamed ceilings, wood paneling, a private balcony with stunning views, walk-in closets, attached ensuite and enough space for a King-sized bed plus a sitting area. **Architectural Charm:** Enjoy open-beam wood ceilings, custom wood paneling, and hardwood floors. Large windows throughout flood the home with natural light. **Spacious Living:** 6 formal bedrooms plus 2 additional flex rooms (ideal for home offices, gyms, or hobbies). Features a formal dining room, family room, and a cozy living room with a wood-burning fireplace. **The Ultimate Walkout Basement:** A massive entertainment hub featuring a huge wet bar with floating glass shelves and a separate kitchen/workroom. **Modern Comfort:** Stay cool with AC and two newer high-efficiency furnaces. Includes a dedicated main-floor laundry room with extensive storage. **The location, (Glendale Lifestyle) Live where convenience meets community.** **Transit & Commute:** A 5-minute walk to the C-Train and 17th Ave. Drive downtown in under 15 minutes, reach the Airport in 30, or be in Canmore in just one hour. Walking distance to Spanish Immersion, Public, and Separate schools (Elementary & Junior High). **Recreation:** Steps from Optimist Athletic Park (Soccer, Lacrosse, Tennis) and Turtle Hill for winter sledding. Minutes from Edworthy Dog Park, the Glencoe Club, and local golf courses. Southeast facing front yard with s...

Family room 17.25 Ft x 15.08 Ft

Kitchen 11.83 Ft x 10.75 Ft

Recreational, Games room 17.00 Ft x 14.08 Ft

Other 8.58 Ft x 6.00 Ft

Bedroom 13.17 Ft x 10.75 Ft

Bedroom 14.67 Ft x 10.92 Ft

Dining room 13.67 Ft x 11.92 Ft

Other 9.58 Ft x 6.33 Ft

Family room 16.92 Ft x 13.42 Ft

Bedroom 11.42 Ft x 9.92 Ft

Bedroom 12.67 Ft x 11.42 Ft

Bedroom 11.42 Ft x 10.83 Ft

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Den 10.17 Ft x 9.17 Ft

3pc Bathroom 7.25 Ft x 7.00 Ft

Living room 17.50 Ft x 15.25 Ft

Kitchen 13.92 Ft x 9.00 Ft

4pc Bathroom 7.92 Ft x 7.75 Ft

Laundry room 7.67 Ft x 5.00 Ft

Primary Bedroom 15.42 Ft x 11.42 Ft