



## 1514 Child Avenue Calgary Alberta

\$874,900

This unique detached walk-out bungalow is filled with character and ideally situated on a desirable street in Renfrew, backing onto the ridge of Tom Campbell's Hill off-leash park—offering breathtaking, unobstructed views with no neighbours behind. Enjoy being just minutes from Telus Spark, the Calgary Zoo, and the fantastic restaurants of Bridgeland. Renovated with high-end finishes throughout, this home features a stucco exterior, newer vinyl windows, a Duradeck front porch, and an incredible back deck, also finished with Duradeck, perfect for taking in the stunning surroundings. Inside, natural light fills the space thanks to large windows on both levels, highlighting the open-concept kitchen and living area with travertine tile throughout the main floor. The kitchen is a chef's dream, boasting an abundance of custom stain-grade cabinetry extending to the ceiling, stainless steel appliances, a double wall oven, and a Wolf induction cooktop. The spacious living room offers a cozy gas fireplace and access to the expansive east-facing deck, ideal for sunrise views. Knockdown ceilings throughout add a modern and polished touch. The primary bedroom at the front of the home features a bright west-facing window and a stylish built-in headboard. The main floor also includes a 3-piece bathroom with a fully tiled shower, raised bowl sink, and a skylight that floods the space with natural light. An additional office space completes this level. The fully finished walk-out basement is designed for relaxation, featuring an at-home spa space complete with a soaker tub, cold plunge, and gas fireplace. This level also includes a recreation area, a spacious bedroom, a 3-piece bathroom with a fully tiled shower, and a large laundry room equipped with built-in cabinets, a sink, deep freeze, and fridge. Large basement windows allow for plenty of natural light, making the space feel...

3pc Bathroom 4.83 Ft x 6.83 Ft

Bedroom 9.50 Ft x 11.17 Ft

Laundry room 9.17 Ft x 10.75 Ft

Recreational, Games room 192.17 Ft x 18.83 Ft

3pc Bathroom 7.67 Ft x 4.92 Ft

Primary Bedroom 10.92 Ft x 10.08 Ft

Dining room 15.25 Ft x 8.25 Ft

Kitchen 15.25 Ft x 7.50 Ft

Living room 23.25 Ft x 13.08 Ft

Office 7.67 Ft x 7.67 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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