



2440 Cherokee Drive Calgary Alberta

\$929,000

Nestled in sought-after Charleswood, this fully renovated South-facing four-bedroom bungalow offers exceptional walkability for families, professionals, or downsizers. Completed in 2021 by Harrison Pierce Homes, the comprehensive renovation blends quality craftsmanship with thoughtful, modern design. The bright layout features a vaulted ceiling in the living room and kitchen, 4 bedrooms, 2 full bathrooms, and a powder room, offering flexibility for growing families, guests, or a dedicated home office. The bungalow design provides easy, functional living with generous space across both levels. Upgrades include triple-pane windows, window dressings, added insulation for enhanced energy efficiency, a new hot water tank, water softener, new kitchen appliances and cabinets, oak hardwood flooring on the main level, and luxury vinyl plank downstairs. Layered lighting includes extensive pot-lights throughout and pendant lights. From the street, the house boasts excellent curb appeal, with wide composite stairs leading to the entrance, framed by two beautiful mature trees. Outside is a well-sized, landscaped backyard offering plenty of room for children, pets, or entertaining, complete with a spacious deck. The single detached garage provides secure parking and additional storage. This charming home is close to Alberta's top-ranked public schools, including Banff Trail Elementary School, Branton Middle School, and William Aberhart High School (French immersion), Collingwood Elementary School, Senator Patrick Burns Middle School (Spanish bilingual) and the University of Calgary. Just steps from the C-Train Station, Brentwood Village, and Triwood Community Association, you'll enjoy seamless access to transit, recreation, and amenities. Outdoor enthusiasts will love being within walking distance to Confederation Park and Nose Hill Park, offering year-round recreation just minute...

Bedroom 13.83 Ft x 10.33 Ft

Bedroom 10.17 Ft x 12.50 Ft

Laundry room 8.67 Ft x 10.17 Ft

Recreational, Games room 19.92 Ft x 25.75 Ft

4pc Bathroom 9.50 Ft x 6.33 Ft

Primary Bedroom 14.58 Ft x 12.42 Ft

4pc Bathroom 4.92 Ft x 8.92 Ft

2pc Bathroom 7.42 Ft x 2.75 Ft

Living room 18.92 Ft x 12.00 Ft

Kitchen 12.17 Ft x 15.25 Ft

Dining room 6.83 Ft x 8.17 Ft

Other 8.58 Ft x 5.75 Ft

Listing Presented By:



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