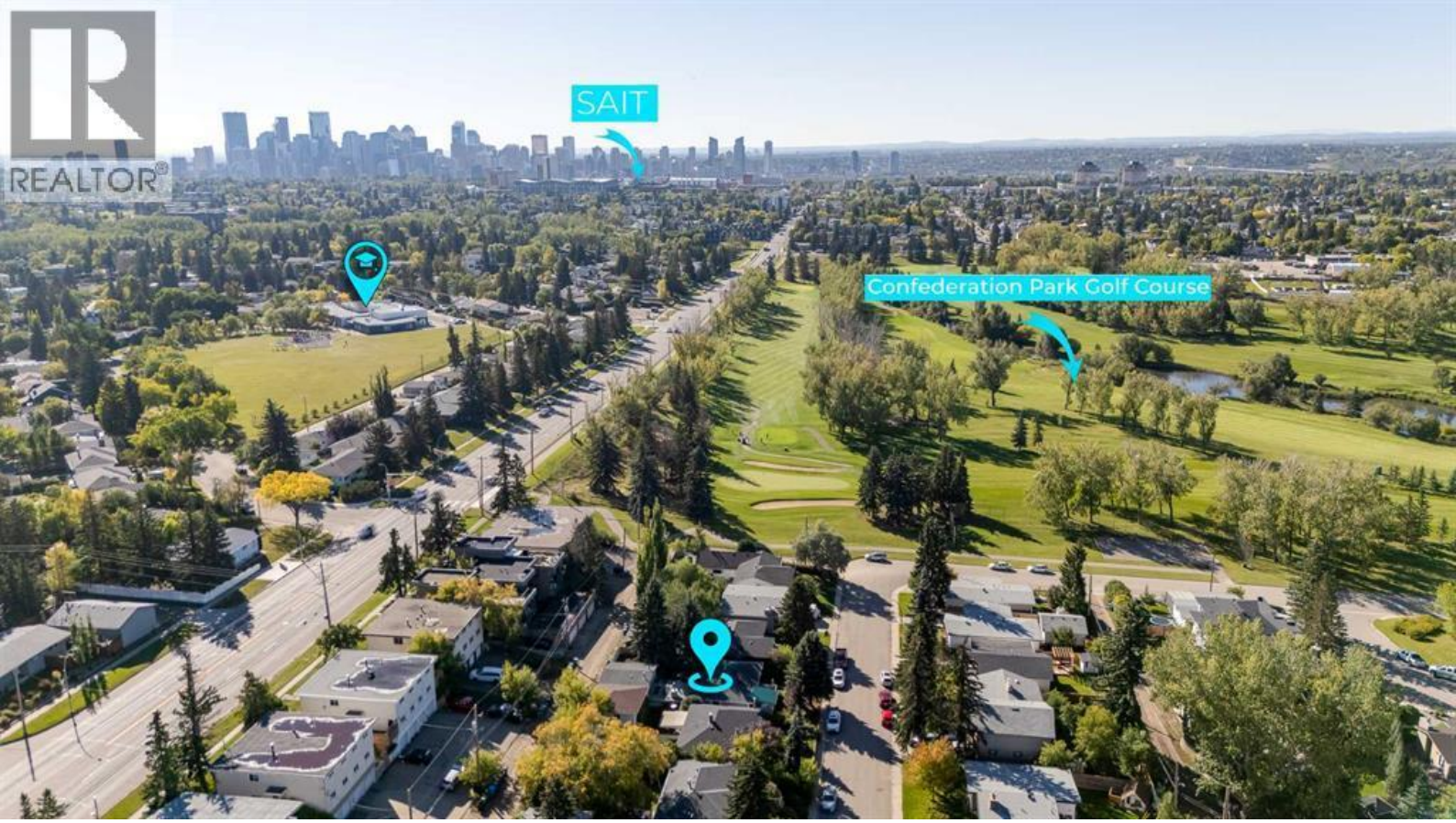


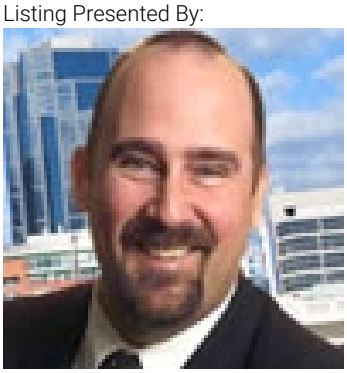
3216 15 Street Calgary Alberta

$699,900

Located in the desirable community of Collingwood, this spacious bungalow offers over 1,900 square feet of developed living space with 4 bedrooms, 2 full bathrooms, a double detached garage and a 50' x 100' lot. The main floor opens with a generous tiled entryway, while large windows bring plenty of natural light throughout the home. Hardwood flooring extends through the living and dining areas, including a large front living room with sliding patio doors that open directly onto the expansive, partially covered front deck. With plenty of room for outdoor seating, it's an inviting spot to enjoy your morning coffee, relax with a book or spend time outside. The dining area provides ample room for everyday meals and entertaining, while the kitchen features white cabinetry, granite countertops, a tasteful backsplash, stainless steel appliances and plenty of cupboard and counter space. Just beyond is a distinctive sunken family room with a gas fireplace, wood detailing and sliding doors that open to the attached sunroom. Heated for added comfort, the sunroom features multiple skylights and expands the usable living space. Two bedrooms are located on the main level, including the primary, along with an updated 4-piece bathroom. Air conditioning keeps the home comfortable during Calgary's hot summer days and nights. The developed basement includes a generous rec room that works well for movie nights, a games area, playroom or home gym. Vinyl plank flooring runs throughout the lower level, which also includes two additional bedrooms, laundry, storage and a renovated 3-piece bathroom with an oversized glass-enclosed shower. Outside, the backyard features a brick patio, mature trees and plenty of room for gardening, along with a double detached garage and alley access. This Collingwood location puts schools, recreation, shopping, transit and major routes within easy reach. St...

Bedroom 12.25 Ft x 10.75 Ft
Bedroom 10.08 Ft x 12.75 Ft
Recreational, Games room 11.58 Ft x 11.08 Ft
Furnace 15.67 Ft x 5.67 Ft
4pc Bathroom 5.08 Ft x 9.50 Ft
Bedroom 9.08 Ft x 13.00 Ft
Dining room 9.33 Ft x 8.67 Ft
Family room 17.50 Ft x 11.42 Ft
Foyer 3.42 Ft x 8.58 Ft
Kitchen 11.33 Ft x 11.58 Ft
Living room 16.75 Ft x 16.33 Ft
Primary Bedroom 12.00 Ft x 10.08 Ft
Sunroom 18.08 Ft x 11.50 Ft
3pc Bathroom 6.58 Ft x 9.08 Ft

Listing Presented By:



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