



# 35 Meadowview Road Calgary Alberta

\$865,000

Welcome to this beautifully maintained and thoughtfully updated home in desirable Meadowlark Park a peaceful inner city neighborhood. This location is central and provides large spacious lots with mature trees and huge yards. This area is perfect blend of suburban tranquility and urban convenience, all just a quick 10-minute drive to downtown Calgary, close to the ring road which provides a quick and easy access to major roadways. This exceptional space features a bright, airy layout with large windows, a spacious living room, quarts countertops throughout the kitchen, a large island ideal for gatherings and ample cabinetry. The home boasts five bedrooms, three above ground and two in the basement and fully renovated bathrooms. The 2 BEDROOM BASEMENT Illegal SUITE is completely separate including its' own entrance, a spacious living room, kitchen, laundry and bathroom. Outside, you'll find a large double car garage. The sunny, southwest-facing patio and a fully fenced yard, is perfect for hosting BBQs, casual dining, or simply relaxing in your private outdoor sanctuary. Recent enhancements include a high-efficiency furnace, and a new hot water tank, ensuring optimal comfort and efficiency year-round. Easy access to Chinook LRT, Elbow Drive, Macleod Trail, and Glenmore Trail keeps you connected to the city, while being minutes from Chinook Centre, restaurants, and entertainment, you will love proximity to top rated schools, off leash parks, and walking trails. Book your showing today and get ready to call this home. (id:6769)

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

3pc Bathroom 7.17 Ft x 4.92 Ft

Bedroom 11.00 Ft x 11.08 Ft

Bedroom 13.00 Ft x 17.00 Ft

Kitchen 10.75 Ft x 14.67 Ft

Recreational, Games room 14.92 Ft x 24.75 Ft

Furnace 14.00 Ft x 8.33 Ft

4pc Bathroom 10.33 Ft x 6.58 Ft

Bedroom 10.92 Ft x 9.17 Ft

Bedroom 14.00 Ft x 8.17 Ft

Dining room 12.25 Ft x 11.17 Ft

Foyer 4.08 Ft x 3.42 Ft

Kitchen 10.58 Ft x 9.00 Ft

Living room 14.67 Ft x 16.50 Ft

Primary Bedroom 10.92 Ft x 13.00 Ft