



## 79 Chancellor Way Calgary Alberta

\$675,000

**\*\*OPEN HOUSE SUNDAY DECEMBER 14 2-4 PM\*\*** This 1,338-square-foot home -- larger than the average bungalow in Cambrian Heights -- is tucked away on a quiet, tree-lined street, offering the peace and charm of a well-established neighbourhood. Having been lovingly cared for by the same family for a generation, the home retains beautiful character throughout, including original hardwood floors under carpet, a plaster ceiling in the living room, and thoughtfully crafted built-in shelving. The kitchen features a cozy breakfast nook, while the sun-filled dining room also includes lovely built-ins, making it a welcoming space for everyday meals or special occasions. With three bedrooms on the main level and a fourth in the finished basement, the home offers plenty of room for family, guests, or flexible living needs. The main bathroom includes a bubble-jet tub and heated floors for extra comfort, and there's a main-floor laundry plus a second laundry area in the basement. The finished basement also includes a large family room and a 3 pc bath, with a separate side door entrance. Step outside to a backyard that feels like a private retreat, complete with mature trees, a deck just off the dining room, and a firepit to enjoy year-round -- ideal for gatherings with family and friends. This home is full of vintage charm and warmth, providing a rare opportunity for a new family to continue the story in this beloved Cambrian Heights home. (id:6769)

Family room 21.25 Ft x 12.83 Ft  
Bedroom 13.00 Ft x 11.42 Ft  
Laundry room 7.42 Ft x 5.00 Ft  
3pc Bathroom 7.00 Ft x 5.42 Ft  
Foyer 5.17 Ft x 4.33 Ft  
Living room 20.75 Ft x 12.25 Ft  
Kitchen 17.25 Ft x 8.33 Ft

Breakfast 9.00 Ft x 9.33 Ft  
Dining room 13.33 Ft x 11.17 Ft  
Primary Bedroom 12.33 Ft x 10.17 Ft  
Bedroom 11.17 Ft x 9.08 Ft  
Bedroom 11.33 Ft x 10.17 Ft  
Laundry room 5.25 Ft x 2.50 Ft  
3pc Bathroom 10.08 Ft x 7.25 Ft

Listing Presented By:



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MaxWell Canyon Creek

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