



## 911 80 Avenue Calgary Alberta

\$779,900

This character filled 4-level split in desirable Chinook Park offers 4 bedrooms, 3 full baths and almost 2,300 sq. ft. of well-appointed living space and blends timeless mid-century appeal with modern updates. This charming home sits on a great sized lot, it exudes curb appeal as it's clad in Hardie board siding and framed by mature trees. The expansive front deck is equipped with privacy screens that make it the ideal spot to sip morning coffee, eat alfresco or unwind after work. The inviting main floor boasts a vaulted ceiling with exposed wood beams and skylight. Hardwood flooring flows seamlessly throughout the living room and dining area. Large windows flood the space with natural light, creating a welcoming atmosphere. The chef inspired kitchen features tons of cupboard/cabinet space, granite countertops, s/s appliances (including a gas stove), cork floor and a functional layout which is great for day-to-day living as well as entertaining. Upstairs, you'll find a primary retreat complete with built-ins and a private 4pc ensuite with deep soaker tub. A 4pc bath and second great sized bdrm finish this level. \*The lower level is mostly above grade and features large windows so it's bathed in natural light and IS INCLUDED IN ABOVE GRADE SQ FT \* - here you will find two ample sized bdrms, a 3pc bath, and rear door with direct access to the landscaped backyard. A spacious and versatile family room rounds out the lowest level - it's perfect for relaxing nights as well as lively get-togethers with built-in cabinetry offering storage and display space - it would make an excellent media/movie room, playroom or home gym. You will also find a laundry room and a bonus hobby/workshop room which gives you even more functional space for DIY projects/creative pursuits. Out back, the sunny south-facing yard is ready for your enjoyment with wooden garden boxes for green t...

Laundry room 11.17 Ft x 7.50 Ft

Recreational, Games room 24.00 Ft x 23.42 Ft

3pc Bathroom 9.00 Ft x 5.50 Ft

Dining room 13.00 Ft x 11.92 Ft

Kitchen 12.58 Ft x 12.42 Ft

Living room 13.67 Ft x 22.25 Ft

Bedroom 13.08 Ft x 12.25 Ft

Bedroom 10.75 Ft x 12.25 Ft

4pc Bathroom 4.92 Ft x 8.75 Ft

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Bedroom 11.92 Ft x 13.33 Ft

Primary Bedroom 12.33 Ft x 13.25 Ft

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