

**11326 87 Street SE**  
**Calgary, Alberta**

**MLS # A2157780**



**\$995,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | South Foothills  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow   |               |                   |
| <b>Size:</b>     | 1,814 sq.ft.   | <b>Age:</b>   | 1979 (45 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Additional Parking, Driveway, Heated Garage, Insulated, Oversized, Parking P |               |                   |
| <b>Lot Size:</b> | 0.43 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Fruit Trees/Shrub(s), Gazebo, Front Yard, Lawn, Landsc  |               |                   |

|                    |  |                   |  |
|--------------------|--|-------------------|--|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | Drinking Water, Well                                 |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Laminate   | <b>Sewer:</b>     | Septic Tank  |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Brick, Concrete, Stone, Stucco, Wood Frame, Wood Siding  | <b>Zoning:</b>    | (S-FUD)  |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | Cable, Electricity, Natural Gas, Phone, Sewer, Water |
| <b>Features:</b>   | Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Granite Counters, High Ceilings, Jetted Tub, Natural Woodwork, Recessed Lighting, Sauna, Separate Entrance, Skylight(s), Soaking Tub, Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s) |                   |  |
| <b>Inclusions:</b> | 2 Ceiling Fans, Fire Pit, Gazebo with Fire Pit, Instant H2O Hot Water, 2 Freezers in the Basement, Log Cabin, Play House, Refrigerator X 2 (1 in Kitchen, 1 in Shop) R/O System, Roll Down Blinds, 7 Sheds, Sauna, Tractor to cut lawn, TV in the Basement   |                   |  |

This 3157.83 Sq Ft Developed BUNGALOW has 5 Bedrooms, 2 Bathrooms (incl/SHOP), 7 SHEDS, 2 CABINS, a Cube STORAGE (13' X 7' X 10'; Exterior Dimensions), a MASSIVE 59' X 23' X 10' SHOP w/OVERHEAD Doors, 2 PARKING PADS (37' X 27'; + a 49' X 17'; + a PLAYHOUSE, all on .43 of an ACRE!!! Walking up to the INVITING Porch, you will see the UNIQUE DETAILS of CREATIVITY, + STYLE incl/French Doors. Inside the SPACIOUS Foyer are CHEERY colors throughout, + HARDWOOD Flooring. The HUGE Living Room has a COZY Wood-burning Fireplace for those chilly nights, + it's GREAT for when GUESTS come over. The Dining Room is up a stair that can EASILY accommodate a LARGE table for meals, + LAUGHTER w/FAMILY, + FRIENDS as you make MEMORIES together. The Updated 2018 SLEEK Kitchen has an ARCHITECTURAL cut-out for a wall allowing in NATURAL Light, Floor-to-Ceiling Modern Espresso Cabinetry, GRANITE Countertops, Tiled Backsplash, + Black Appliances. Step into a HAVEN of the STUNNING Sunroom, designed to be a true RETREAT from the everyday. Featuring EXQUISITE hardwood throughout, this space boasts a 10' X 10' VAULTED Ceiling, 2 Sky Lights, Walls, + Floor all adorned in Rich, Natural Wood, creating a seamless atmosphere. A Corner Wood-Burning Stove adds CHARM, + WARMTH to this space. There are 2 doors leading to the Patio, Deck, + BBQ Patio. Down the hallway are the Laundry Room behind GORGEOUS STAINED GLASS Doors, the 2nd, + 3rd GOOD-SIZED Bedrooms, + the Primary Bedroom. There is a PRIVATE Deck off it for RELAXING over a Morning Coffee as you plan your day. The

WALK-IN Closet, + a Tiled 4 pc EN-SUITE Bathroom has a Jetted Tub for soaking in after a long day, + a Standing Glass Shower. In the Basement is the Family Room w/Rich Natural Wood, + STONE accent walls giving it a place where LOVED ONES could have GAME, + MOVIE nights. The 4 pc Bathroom has a Soaker Tub, + a Standing Glass Shower. The 4th, + 5th Bedrooms have WALK-IN Closets for more STORAGE, + the Utility Room w/Sink, (OVERSIZED H2O 2019, Kinetico Filter System, Drinking Water System, 3 GPM Well {1991}, + Septic), a Flex Area, a Sauna, + a STORAGE Room completes the Full Basement. The roof was replaced in 2020, + a New Addition was added to the house in 2008. The Backyard has a Playhouse, a Fire Pit area for gazing up at a starry night, a Pond, + Metal Gazebo w/Fire Pit, 2 Cabins incl/Cabin Patio, + more!!! The Infrared Heat in SHOP (incl/2 Compressors/Working Benches/Shelving, + Refrigerator) has a 2 pc Bathroom, STORAGE, + there are 2 PARKING PADS. This HOME is PERFECT for the HOME-BASED BUSINESS (just a few steps away) allowing FLEXIBILITY, + CREATIVITY!!! EASY ACCESS to Stoney Trail, + Glenmore Trail. Approximately 7 min from South Trail Crossing (Shops of 130th), + less than 10 minutes to Deerfoot Trail. Book a showing TODAY!!!