

3651 77 Street NW
Calgary, Alberta

MLS # A2169784



\$874,900

Division:	Bowness		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,852 sq.ft.	Age:	2013 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Covered, Double Garage Detached, Enclosed, Garage Door Op		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Triangular Lot, Corner Lot, Front Yard, Lawn, Irregular		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Electric Garage Heater, Work Bench in Workshop/Garage, TV Mounts & Brackets

*** OPEN HOUSE SATURDAY, OCTOBER 19 from 2:00-5:00PM *** One-of-a-kind house, one-of-a-kind lot! Situated on an expansive 5,112-square-foot corner lot, this custom-built residence is unlike any other infill development! This exquisite property boasts 4 generously sized bedrooms and 3.5 spa-inspired bathrooms in over 2,700 square feet of fully developed living space! Here, you will find an array of top-tier finishes, including: Hardie board siding and stonework, granite countertops, stainless steel appliances, modern cabinetry with custom built-ins and pantry, open-riser staircase, walk-in glass shower with multi-jet features in the primary ensuite, diagonal hardwood flooring, upstairs laundry room (with sink and built in cabinetry), and a custom kid's playroom. The sprawling southeast facing backyard space is impressive, with a composite deck, concrete patio, dual spigot natural gas BBQ hookups, a firepit, mature shrubs for privacy, and the ultimate car enthusiast's oversized dream garage with a separate workshop space and elaborate indoor climbing wall! This house shows 10/10, reflects pride of ownership and is perfectly situated near to all amenities. This one won't last long – call now!