

8016 Chardie Road SW
Calgary, Alberta

MLS # A2171773



\$975,000

Division:	Chinook Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,752 sq.ft.	Age:	1964 (60 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Irregular Lot, Level, Un		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Soaking Tub		

Inclusions: Alarm system (no contract), attached baby gates, workbenches and built-in shelving in garage, kid's play centre, putting green, sandbox and tree swing in back yard.

What a show-stopper! Check out this beautifully updated, 3 bedroom plus den, 2 full baths, 1,752 SF, mid-century modern home in prestigious Chinook Park. Four level splits offer a creative and open floor plan allowing for various room options and functionalities. The multiple living areas provide great opportunities for both entertaining and relaxation. There's a special energy about this property that is undeniable....perhaps it's the quiet tree-lined street, the abundance of natural light or the park-like back yard that will truly take your breath away: mature trees, putting green, play centre, tree swing...a dream come true! Your family will also love the chef-approved kitchen with eat up breakfast bar, a generous sized living room, formal dining area and a cozy family room for those unforgettable movie nights. The lower level presents the perfect flex room that currently serves as a play room for the children and a workout room for the adults. The upper level features 3 bedrooms and the primary has a unique cheater door to the luxurious main bath that presents a large soaker tub, separate glass shower and dual sinks. Other notable features include: hardwood floors, neutral paint and finishes, stainless steel appliances, granite countertops, plenty of storage and so much more. Just steps to various schools, playgrounds, parks, shopping and main travel arteries. View this rare gem today!