

827 RAYNARD Crescent, Calgary t2a1x6

Utilities:

MLS®#: A2153561 Area: Albert Park/Radisson Listing 07/30/24 List Price: **\$718,800**

Heights

Status: **Active** Calgary County: Change: None Association: Fort McMurray

Date:

General Information

Prop Type: Sub Type: **Detached** City/Town:

Year Built: 1965 Lot Information

Lot Sz Ar: Lot Shape: Residential

Calgary Finished Floor Area Abv Saft:

Low Sqft: 5,231 sqft Ttl Saft:

Access:

Lot Feat: Park Feat: Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot, See Remarks, Treed

1,112

1,112

220 Volt Wiring, Double Garage Detached, Garage Door Opener, Heated Garage, Oversized, Paved, Rear Drive, RV

DOM

Layout

4 (3 1) 3.0 (3 0)

4 2

Bungalow

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

50

Access/Parking, See Remarks

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Forced Air Vinyl Siding Heating: Flooring:

Sewer: Ext Feat: **Private Yard Ceramic Tile.See Remarks**

Water Source: Fnd/Bsmt: **Poured Concrete**

Kitchen Appl:

Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Garburator, Range, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings Int Feat: Ceiling Fan(s), Granite Counters, Kitchen Island, See Remarks

Room Information

Room Level <u>Dimensions</u> Room Level **Dimensions** Eat in Kitchen Main **Living Room** Main 16`8" x 14`10" 16`3" x 12`0" Laundry **Basement** 35`1" x 25`11" Sunroom/Solarium Main 16`1" x 9`10" Kitchen Basement 12`9" x 9`8" **Living Room** Basement 15`10" x 10`9" **Bedroom - Primary** Main 12`0" x 12`0" **Bedroom** Main 12`5" x 10`10" **Bedroom** 10`10" x 10`3" **Bedroom** 13`11" x 10`7" Main Basement 4pc Bathroom Main 8'6" x 4'11" 3pc Ensuite bath Main 8`4" x 6`8" 4pc Bathroom **Basement** 8'0" x 4'11" Flex Space **Basement** 25`5" x 10`11"

Legal/Tax/Financial

Title: Fee Simple Legal Desc:	Zoning: R-C1 3689jk Remarks
Pub Rmks: Inclusions: Property Listed By:	WOW, You will be very impressed with this stunning bungalow that is fully developed with separate entrance to the lower level. Features of the main level include; three good sized bedrooms with a three piece En suite primary, four piece main bathroom, Beautiful south facing sun room, large granite island and counter tops, all stainless steel appliances up and down, very open and bright, neutral decor with beautiful travertine inlaid tile flooring. The lower level is just as beautiful as the upper level witch features a full kitchen with granite island and counter tops, four piece bath, large bedroom & possible second bedroom, tile floors, laundry room and plenty of storage. The South private back yard features; artificial turf, lovely flower bed, lots of room for your patio furniture, 25 x25 oversized garage, heated, 220 power, garage door opener, shed and lots of RV PARKING AND PAVED BACK LANE. Great quite location and much more. Shows 12 out of 10. You will not be disappointed. Please call for a private viewing. Have a great day. 2 FRIDGES, 2 DISHWASHERS, SHED, GARAGE OPENER Century 21 Bamber Realty LTD.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123