



THE
A-TEAM

**RE/MAX
FIRST**

27 MEADOWVIEW Road, Calgary T2V 1W1

MLS®#: **A2153893** Area: **Meadowlark Park** Listing Date: **08/01/24** List Price: **\$749,900**
 Status: **Active** County: **Calgary** Change: **-\$25k, 18-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1955**
Lot Information
 Lot Sz Ar: **5,995 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Landscaped,Street Lighting**
 Park Feat: **Double Garage Detached,Garage Faces Rear**

DOM

49
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**
Parking
 Ttl Park: **3**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
 Int Feat: **Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	5`1" x 9`3"	4pc Bathroom	Main	5`1" x 9`3"
Bedroom	Main	11`2" x 9`11"	Dining Room	Main	10`8" x 8`0"
Kitchen	Main	10`8" x 10`6"	Living Room	Main	14`8" x 16`5"
Bedroom - Primary	Main	14`0" x 11`0"	4pc Bathroom	Basement	10`9" x 6`3"
Bedroom	Basement	11`0" x 11`3"	Bedroom	Basement	10`11" x 9`1"
Game Room	Basement	12`8" x 25`10"	Foyer	Basement	12`9" x 11`9"
Laundry	Basement	10`10" x 13`5"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

4808GV

Remarks

Pub Rmks: **This unique reverse bungalow in Meadowlark Park is the real deal, thanks to its stunning renovations from top to bottom and has close to 2000 square feet of living space. When you step inside, the foyer opens up to the second floor above, creating a really open feel. On the main level is where most of the living is done. A custom kitchen/living/dining area that has been opened up leads to a sunny, private south back yard through the french doors. A newer double garage is also part of the backyard package, along with lots of mature trees. Back inside, there are 2 beds on the main including a primary with a 3 piece ensuite. On the lower level, you'll find two big bedrooms, a four-piece bathroom, a huge utility room with laundry and storage, and a massive rec room. And the best part? The huge windows make it feel super bright and airy, not like a lower level at all. Some of the upgrades include central air, new insulation, new hot water tank, high-efficiency furnace, new windows, lighting, all new electrical, carpet, paint, flooring....the whole place has been done. Plus, there is park right across the street, there is easy access to Macleod Trail, Elbow Drive, and Glenmore trail.... oh, and did we mention it's a 4 minute walk to Chinook Centre? You can't ask for a better location! For more details, or to see our 360 tour, please click the links below.**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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









