

4 VAN HORNE Crescent, Calgary T2E 6G9

Utilities:

MLS®#: A2154785 Area: Vista Heights Listing 08/02/24 List Price: \$750,000

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

Date:



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary

 Year Built:
 1964
 Abv Sqft:
 1,169

 Lot Information
 Low Sqft:

Finished Floor Area

DOM

Layout

5 (3 2) 3.0 (3 0)

1

12`8" x 9`8"

Bungalow

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

47

Lot Sz Ar: **5,457 sqft** Ttl Sqft: **1,169**

Lot Shape:

Access:

Lot Feat: Back Lane, City Lot, Corner Lot
Park Feat: Single Garage Attached

Utilities and Features

Roof: Asphalt Shingle Construction:

Heating: Mid Efficiency, Forced Air Aluminum Siding , Concrete, Wood Frame

Sewer: Flooring:
Ext Feat: Playground Vinyl Play

Playground Vinyl Plank
Water Source:
Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer

Int Feat: Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance,Vinyl Windows

Room Information

Level Level Dimensions Room Dimensions Room 12`7" x 13`5" **Living Room** Main 13`10" x 20`3" Kitchen Main **Dining Room** Main 9`5" x 9`3" **Bedroom - Primary** Main 13`5" x 11`9" **Bedroom** Main 10`1" x 10`0" **Bedroom** Main 10`1" x 7`11" **Bedroom Basement** 11`7" x 9`7" **Bedroom Basement** 11`7" x 11`9" 4pc Bathroom Main 8'2" x 6'11" 4pc Ensuite bath Main 6`11" x 4`10"

 4pc Bathroom
 Basement
 7`11" x 4`11"
 Kitchen
 Basement

 Game Room
 Basement
 20`4" x 12`9"

Legal/Tax/Financial

Title: Zoning: **Fee Simple** R-C1 Legal Desc: 1065JK Remarks Pub Rmks: FULLY UPGRADED gorgeous bungalow located in Vista Heights offers an exceptional living experience. Nestled on a corner lot, this home boasts a legal suite and a total of 5 bedrooms and 3 full baths. Upon entry, you're greeted by an open, modern layout that exudes sophistication. The living room features an electric fireplace framed by sleek, polished tiles, creating a cozy yet contemporary ambiance. The newly renovated kitchen is a chef's dream, boasting modern high gloss white cabinets, a centered island, and stainless steel appliances, perfect for culinary enthusiasts and entertaining alike. The main floor is thoughtfully designed with 3 bedrooms and 2 full baths, including a luxurious master suite complete with a full ensuite bath. Oversized windows flood the main floor with natural light, enhancing the spacious feel of the interior. A separate side entrance leads to the self-contained legal suite in the basement, offering additional living space or rental income. The basement legal suite includes a kitchen, 2 bedrooms, a full bath, and its own laundry facilities, providing convenience and privacy for guests or tenants. With recent renovations adding to the appeal of this already charming home, it's ready to welcome you to a lifestyle of comfort and style. Don't miss out on the opportunity to make this stunning bungalow your new home. Schedule a viewing today and experience the epitome of modern living in Vista Heights. Inclusions: none Property Listed By: **URBAN-REALTY.ca**

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