



THE
A-TEAM

**RE/MAX
FIRST**

1148 SOUTHGLEN Drive, Calgary T2W 0X1

MLS®#: **A2161094** Area: **Southwood** Listing Date: **09/05/24** List Price: **\$829,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1968** Abv Sqft: **1,114**
Lot Information Low Sqft:
 Lot Sz Ar: **8,245 sqft** Ttl Sqft: **1,114**
 Lot Shape:

DOM

13
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **6**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Irregular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Lighting,Private Entrance,Private Yard,Rain Gutters**
 Flooring: **Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Stove(s),Washer**
 Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	8`2" x 5`1"	5pc Ensuite bath	Main	9`2" x 10`4"
Bedroom	Main	9`10" x 8`2"	Dining Room	Main	10`8" x 11`8"
Foyer	Main	12`8" x 6`6"	Kitchen	Main	15`8" x 14`8"
Living Room	Main	9`8" x 14`3"	Bedroom - Primary	Main	9`10" x 12`6"
3pc Bathroom	Basement	5`5" x 5`9"	Bedroom	Basement	11`7" x 9`2"
Bedroom	Basement	11`11" x 8`8"	Furnace/Utility Room	Basement	5`4" x 4`8"
Family Room	Basement	19`3" x 19`1"	Furnace/Utility Room	Basement	10`10" x 9`1"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

5319JK

Remarks

Pub Rmks: **Indulge in the epitome of luxury living with this completely renovated home in Calgary's vibrant Southwood neighborhood. This home has been renovated down to the studs both interior and exterior! This stunning bungalow has undergone a top-to-bottom renovation to the highest standards, ensuring that every detail has been carefully crafted to its perfection. You are welcomed by a grand entrance with 12' breathtaking ceilings. As you enter the home, you will immediately notice all the luxurious upgrades. Recent upgrades include: NEW Lux windows, NEW stucco w/ cedar plank entrance, NEW insulated garage doors, NEW electrical panel and wiring, NEW furnace, AC, & water softener. NEW fridge, oven, induction cooktop, NEW EVERYTHING! The open concept living area boasts a spacious living room with large windows that allows natural light to flood in and brighten up this home. The kitchen is a chef's dream, complete with stainless steel appliances, and a large quartz countertop with a HUGE island that is perfect for entertaining guests. The main level features a primary bedroom with NEW ensuite with heated floors another bedroom, with a full bathroom also with heated floors. The basement has two more bedrooms with a full bathroom. The yard is a 8000+ sq ft corner lot and a 375 sq ft deck with gas line. You will love the giant double bay DREAM GARAGE that includes a 11' door so any truck you build will fit! There is also a 900 sqft RV parking pad that has its own power, water and septic system. This can fit 4 vehicles or a 40' Rv. Come and experience the beauty of this home for yourself. CLOSE TO TRANSIT, SHOPPING CENTER, PARK and SCHOOLS. Book your showing Today!**

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

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













