



80 CROMWELL Avenue, Calgary T2L 0M2

MLS®#: **A2168115** Area: **Collingwood** Listing Date: **09/25/24** List Price: **\$1,225,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1962**
Lot Information
 Lot Sz Ar: **9,407 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,393**
 Low Sqft:
 Ttl Sqft: **1,393**

DOM

3
Layout
 Beds: **5 (3 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **7**
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Corner Lot,Front Yard,Garden,Landscaped,See Remarks**
 Park Feat: **RV Access/Parking,Triple Garage Detached**

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Dog Run,Storage**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Cork,Hardwood,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Natural Woodwork,Pantry,Quartz Counters,See Remarks,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`5" x 12`5"	Bedroom	Main	10`4" x 9`2"
Bedroom	Main	14`0" x 8`10"	Living Room	Main	16`0" x 17`3"
Laundry	Main	5`5" x 8`9"	Kitchen	Main	20`2" x 17`9"
Dining Room	Main	8`1" x 8`9"	4pc Bathroom	Main	5`10" x 9`9"
2pc Ensuite bath	Main	4`8" x 5`1"	3pc Bathroom	Basement	5`1" x 7`10"
Bedroom	Basement	20`9" x 11`9"	Bedroom	Basement	11`7" x 13`0"
Game Room	Basement	24`5" x 19`5"	Furnace/Utility Room	Basement	18`5" x 11`5"

Title:
Fee Simple
 Legal Desc:

Zoning:
R-CG

466JK

Remarks

Pub Rmks: **Rare opportunity to purchase a unique and beautifully updated bungalow in the prestigious Foothills Estates. Beautifully appointed sprawling bungalow perched on a huge corner lot that's approx. 75ft x 127ft with Downtown views and a wrap-around south facing patio. This stunning home is the perfect mix between a mid-century gem and modern convenience. Offering 3 bedrooms on the main level, 2 bedrooms on the lower level, 3 bathrooms and a triple detached garage. So much parking on-site for a total of 7 spots - 3 indoor garage spots, 3 driveway spots and 1 RV parking spot next to the garage on the east side. 1 of the single garage doors also opens into the backyard oasis. Fully landscaped front and back yards with mature trees, plants and shrubs. You'll never want the summer nights to end in this backyard with the newer pressure treated wood deck with built-in benches and garden beds, a concrete pad that's an ideal spot to set up patio furniture to entertain and relax on while having the luxury of privacy with tall trees and few neighbours. The backyard can even accommodate your fur family members with the gravel dog-run area with breezeblock fencing. Live in comfort during Calgary's warm summers with central air conditioning! This gorgeous and thoughtful kitchen design offers an island with a quartz waterfall countertop and bar height seating, stainless steel appliances, George Nelson inspired light fixtures, herringbone tile backsplash, tons of storage and counter space including an ideal spot for a coffee bar set up and a chalkboard wall. Off the kitchen is a walk-in pantry with additional storage space and a laundry area with front load laundry machines. Enjoy spending time in the living room while appreciating the preserved architectural features like the vaulted exposed beam ceiling, looking out the windows with the elevated views or getting cozy next to the gas fireplace. Down the main hallway is the primary bedroom with a 2pc en-suite bathroom, 2 additional bedrooms and a full 4pc bathroom. The fully developed lower level is comfortable with 2 bedrooms, a 3pc bathroom, family room, workout area, and plenty of storage space. Perfectly positioned, this home offers unparalleled convenience, proximity to great schools, University of Calgary, multiple Hospitals (Foothills, Childrens and the soon to open Cancer Centre), Nosehill Park, The Calgary Winterclub, Confederation Golf Course and easy access to downtown and the mountains. Take advantage of this exceptional opportunity to embrace living in one of Calgary's most sought-after neighbourhoods.**

Inclusions:
 Property Listed By: **List Available
 RE/MAX iRealty Innovations**

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













