



THE
A-TEAM

**RE/MAX
FIRST**

8016 CHARDIE Road, Calgary T2V 2T4

MLS®#: **A2171773**

Area: **Chinook Park**

Listing Date: **10/09/24**

List Price: **\$975,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1964**

Finished Floor Area

Abv Sqft: **1,752**
Low Sqft:
Ttl Sqft: **1,752**

Lot Information

Lot Sz Ar: **6,339 sqft**
Lot Shape:

DOM

8
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **4 Level Split**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Front Yard,Lawn,Irregular Lot,Level,Underground Sprinklers,Private**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Brick,Concrete,Metal Siding ,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Bookcases,Breakfast Bar,Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,No Animal Home,No Smoking Home,Soaking Tub**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	6`5" x 11`3"	Dining Room	Main	10`3" x 13`2"
Family Room	Main	15`11" x 14`9"	Foyer	Main	6`11" x 12`11"
Kitchen	Main	9`11" x 13`1"	Living Room	Main	20`7" x 12`1"
Den	Main	9`9" x 8`5"	5pc Bathroom	Second	7`11" x 11`2"
Bedroom	Second	10`1" x 9`4"	Bedroom	Second	10`9" x 13`8"
Bedroom - Primary	Second	15`8" x 11`2"	Laundry	Basement	11`10" x 10`10"

Game Room
Walk-In Closet

Basement
Basement

19`9" x 11`7"
7`11" x 10`6"

Furnace/Utility Room

Basement

5`3" x 5`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2170IB

Zoning:
R-CG

Remarks

Pub Rmks:

What a show-stopper! Check out this beautifully updated, 3 bedroom plus den, 2 full baths, 1,752 SF, mid-century modern home in prestigious Chinook Park. Four level splits offer a creative and open floor plan allowing for various room options and functionalities. The multiple living areas provide great opportunities for both entertaining and relaxation. There's a special energy about this property that is undeniable....perhaps it's the quiet tree-lined street, the abundance of natural light or the park-like back yard that will truly take your breath away: mature trees, putting green, play centre, tree swing...a dream come true! Your family will also love the chef-approved kitchen with eat up breakfast bar, a generous sized living room, formal dining area and a cozy family room for those unforgettable movie nights. The lower level presents the perfect flex room that currently serves as a play room for the children and a workout room for the adults. The upper level features 3 bedrooms and the primary has a unique cheater door to the luxurious main bath that presents a large soaker tub, separate glass shower and dual sinks. Other notable features include: hardwood floors, neutral paint and finishes, stainless steel appliances, granite countertops, plenty of storage and so much more. Just steps to various schools, playgrounds, parks, shopping and main travel arteries. View this rare gem today!

Inclusions:

Alarm system (no contract), attached baby gates, workbenches and built-in shelving in garage, kid's play centre, putting green, sandbox and tree swing in back yard.

Property Listed By:

RE/MAX First

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













