

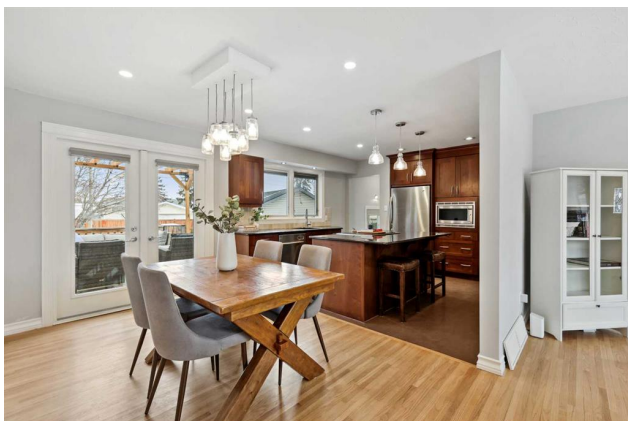


THE
A-TEAM

**RE/MAX
FIRST**

92 GAINSBOROUGH Drive, Calgary T3E4W8

MLS®#: **A2191759** Area: **Glamorgan** Listing Date: **02/27/25** List Price: **\$799,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1961**
Lot Information
 Lot Sz Ar: **7,201 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,184**
 Low Sqft:
 Ttl Sqft: **1,184**

DOM

1
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard,Few Trees,Pie Shaped Lot,See Remarks**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Private Yard,Storage** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Freezer,Microwave,Oven,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Granite Counters,Kitchen Island,No Smoking Home,See Remarks**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: Zoning:
Fee Simple **R-CG**
 Legal Desc: **754HV**

Remarks

Pub Rmks: **Welcome to 92 Gainsborough Drive SW! Located in the desirable community of Glamorgan, this 4 bedroom + office bungalow is located on a 7200+ sq ft R-CG zoned**

pie lot with west exposure and features an oversized double detached garage. As you enter the home, you'll notice the freshly painted walls and inviting front entry. The spacious, bright living room flows seamlessly into the kitchen which features granite countertops and stainless-steel appliances. The updated French patio doors off the dining area lead you out to your enormous backyard which really shines in the spring and summer when the trees are in bloom and the sun is shining (Check the photos!). There's even a concrete pad ready for a hot tub! Three good sized bedrooms and a 4-piece bathroom with ample storage space complete the main floor. Heading downstairs you will find a very large rec room perfect for kid's activities and entertainment. Another bedroom and full bathroom in the lower level give you space to host guests, while giving them their own area of the home. In addition, there is also an office/den in the basement, which could be easily converted into another bedroom. Major upgrades to the mechanical including Central Air Conditioning (2022) and furnace (2021). This property is centrally located with easy access to Glenmore Trail, Stoney Trail, Sarcee Trail, Richmond Road, and the Westhills and Signal Hill Shopping district. Don't miss your chance to scoop up this fabulous property. Call your favourite Realtor today to book a showing!

Inclusions:
Property Listed By: CIR Realty
shed in back, trampoline

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



