4236 Chippewa Road NW
Calgary, Alberta

MLS # A2184229

$798,800

Division:	Charleswood
Type:	Residential/House
Style:	4 Level Split
Size:	1,202 sq.ft.
Age:	1961 (63 yrs old)
Beds:	2
Baths:	3
Garage:	Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Fro
Lot Size:	0.13 Acre
Lot Feat:	Back Lane, Corner Lot, Street Lighting

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Hardwood, Slate, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bookcases, Granite Counters, Separate Entrance, Wet Bar		

Inclusions:	N/A

Welcome to the sought after NW Triwood area community of Charleswood. Here we have a lovely home on a large corner lot with remarkable views of the City and Nose Hill park offering you the best of both worlds. This home has been tastefully upgraded presenting you an open concept floor plan with big bright windows, gleaming hardwood floors, tiles, modern light fixtures throughout, chef's kitchen with high end stainless steel appliances including a gas stove, a chimney hood fan, quartz countertops, undermount sink complimented by beautiful backsplash. Upper level, you have two large bedrooms that include your primary suite with an ensuite bath and a walk in closet. The third level offers you another open concept space with a massive bonus/games room and a wet bar. Lower level has a completely independent suite with a charming kitchen and a full bathroom complimented by its own laundry, a separate entrance and yes an Attached Single Car Garage. Oh and did I mention you have another Oversized Double Car Garage Detached that's been extended further to the back of the property and a smaller Garage Door has been added for bikes? With super easy access to bike paths, walking trails, public transport, Nose Hill Park, John Laurie blvd and Crowchild Trail... this is the perfect location, so call today!