

**32 Cheyenne Crescent NW**  
**Calgary, Alberta**

**MLS # A2202323**



**\$1,285,000**

<b>Division:</b>	Charleswood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,797 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Heated Garage, Insulated, Oversized		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Composite Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** n/a

Beautifully Renovated & Thoughtfully Designed Home in Sought-After Charleswood Welcome to this stunning, fully renovated home that masterfully blends modern design with cozy living. From the moment you arrive, the striking exterior with hardboard siding and unique architectural details set this home apart. Every inch has been thoughtfully curated, offering a truly one-of-a-kind living experience. Step inside to an open-concept main floor featuring soaring vaulted ceilings, oversized windows that flood the space with natural light, and a spacious layout perfect for both daily living and entertaining. The bright kitchen boasts a large island, ample counter space, and high-end finishes — an ideal space for gathering with family and friends. The primary suite is a private retreat, complete with a spa-like ensuite featuring a large walk-in shower with double shower heads, double sinks, and beautiful finishes. An additional upper-level bedroom is served by a full bathroom with an oversized tub/shower, and convenient upper-floor laundry hookups add to the thoughtful design. The lower level offers a cozy family room anchored by a gas fireplace, perfect for movie nights or relaxing evenings. There is also a stylish 4-piece bathroom with double sinks — perfect for guests or a growing family. A practical mudroom with built-in lockers keeps daily life organized. Lower level has two additional well-sized bedrooms with oversized windows and a second laundry room. Enjoy outdoor living year-round with two cedar decks — an upper deck designed as an BBQ and Dining area, and outdoor living room featuring a pergola and wood-burning fireplace, creating the perfect ambiance for gatherings in any season. The oversized 24' x 24' garage is fully insulated, finished, and heated — ideal for vehicles, hobbies, or extra storage. Located in the highly desirable

community of Charleswood, this home is close to excellent schools, shopping, Nose Hill Park, and the University of Calgary. A rare opportunity to own a unique, move-in-ready home in one of Calgary's most coveted neighbourhoods.