

## 36 Norseman Place NW Calgary, Alberta

**MLS # A2228631**



# \$920,000

<b>Division:</b>	North Haven Upper		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,697 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard		

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

**Features:** Bar, Built-in Features, Central Vacuum, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, See Remarks, Steam Room, Vinyl Windows

**Inclusions:** 2 sheds, 1 greenhouse

Welcome to 36 Norseman Place NW A Fully Redesigned Luxury Bungalow in Upper North Haven featuring 4 Bedrooms, 3 Bathrooms, 2,764 Sf. of Total Living Space and Oversized Double Garage. This stunning bungalow is located on a 6,246 Sf. south facing cul-de-sac lot in the heart of Upper North Haven. Thoughtfully reimagined with modern West Coast design, this home offers exceptional flow, functionality, and premium finishes throughout. The open-concept main floor features floor-to-ceiling windows, solid maple hardwood floors, custom millwork, and oversized sliding patio doors that fill the home with natural light. The gourmet kitchen is a chef's dream, complete with custom cherry cabinetry, quartz countertops, a cubed island, 6-burner gas cooktop, and high-end appliances. The spacious main floor includes 3 bedrooms, including a large primary retreat with a 4-piece ensuite, custom wardrobe, 5 piece bathroom and large laundry room, . The cozy lounge area boasts 10' ceilings, a cherry-finished gas fireplace, and opens directly onto a wood-enclosed patio, perfect for relaxing or entertaining. The fully developed basement offers a large family room with wet bar and fireplace, a 4th bedroom, 3-piece bathroom with steam shower, dry sauna, workshop, and hidden storage room. Additional highlights include a huge covered rear deck, an oversized double detached garage, two storage sheds, and a greenhouse. Located steps from Nose Hill Park, the Calgary Winter Club, schools, transit, golf, and just 10 minutes to downtown. Don't miss your chance to own this exceptional, move-in ready home in one of NW Calgary's most desirable communities!