

**5207 Grove Hill Road SW**  
**Calgary, Alberta**

**MLS # A2305858**



**\$948,000**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,157 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Front Drive, Off Street, Parking Pad, Single Garage Detached, Workshop in G		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Wet Bar		

**Inclusions:** basement tv and bracket, pergola, hot tub, shed, outdoor awning, raised garden box, 2 garden hoses attached to the house, Pergola lights

Welcome to this beautiful bungalow in the highly sought-after community of Glendale, where lifestyle, convenience, and comfort come together perfectly. Situated on a large, beautifully landscaped lot with an impressive 67.4-foot frontage, this home offers exceptional indoor and outdoor living just steps from schools, parks, shopping, restaurants, and the C-train (10 min walk) for an easy downtown commute and close to bike trails! From the moment you arrive, you’ll appreciate the inviting curb appeal and the thoughtfully designed outdoor spaces created for relaxing and entertaining. Spend summer evenings enjoying the lovely BBQ area with outdoor fireplace and pergola with lights, unwind in the hot tub, or garden in the raised planting bed. The concrete back patio with awning provides the perfect shaded retreat on warm summer days. The front driveway offers room for 3 vehicles or even an RV/trailer, while the garage is conveniently located at the rear of the property. Inside, the bright open-concept main floor is both stylish and functional. The beautifully updated kitchen features maple cabinetry, granite countertops, a large island, and stainless steel appliances, all flowing seamlessly into the spacious dining area and living room, which is ideal for everyday living and hosting family and friends. Maple hardwood flooring runs throughout the main level, adding warmth and continuity to the space. The main floor also includes a spacious primary suite complete with a walk-in closet and private 3-piece ensuite, along with two additional bedrooms and a full bathroom. Downstairs, the fully developed basement creates an incredible extension of the home’s living space. You’ll love the cozy gas fireplace feature wall, expansive family room, stylish wet bar with granite countertops, fourth bedroom with a large walk-in closet, 3-piece bathroom, and

abundant storage space. This home was completely renovated by Rockwood Developments in 2007 and has been meticulously maintained and further improved by the current owners. The 2007 renovation included all new windows, interior and exterior doors, exterior stucco, troughs, fascia, and soffits. Additional updates include: Roof on house (2015), Roof on garage (2021), Hot water tank (2018), Furnace (2019), Dining area window (2021), Hot tub (2015), Basement carpet (2019), Fresh paint throughout (2026). A rare opportunity to enjoy an updated bungalow on a large lot in one of Calgary's most established and convenient west-side communities.