

2519 Cherokee Drive NW
Calgary, Alberta

MLS # A2311299



\$965,000

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|------------------|---|---------------|-------------------|
| Division: | Charleswood | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,504 sq.ft. | Age: | 1962 (64 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Driveway, Multiple Driveways, Oversized, Single Garage Attached | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Pie Shaped Lot, Private, Treed | | |

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|--------------------|-------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood, Stone, Tile | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Stucco, Wood Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home | | |

Inclusions: N/A

Beautiful Charleswood property! Excellent home and a park like yard. This is very nearly a 2 story as just a small portion of the lower level is just below grade. This makes for a bright home with large windows to the beautiful yard from nearly every room. Many renovations include triple pane windows in 2018, a custom maple hardwood staircase, doors, bedrooms, bathrooms, kitchen and landscaping. Very nice and interesting floor plan that lends well to entertaining. Good sized bedrooms, option for a suite, 3 full bathrooms, 3 fireplaces, 2 large and lovely living spaces + a great room on the lower level that walks up to the yard (art studio, hobby room, additional bedroom). 2 furnaces service the home comfortably and there is a high end water filtration and softening system + irrigation for the yard. Unreal location with excellent walkable school options, shopping, UofC, and LRT are very close. The garage is oversized and the yard is a beauty!