

**228 Norfolk Road NW
Calgary, Alberta**

MLS # A2319937



\$870,000

Division:	North Haven Upper		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,413 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	3 full / 2 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Pie Sha		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, French Door, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Sauna, Separate Entrance, Skylight(s), Soaking Tub, Steam Room, Storage, Vaulted Ceiling(s), Vinyl Windows

Inclusions: Refrigerator and Stove in Basement

OPEN HOUSE SATURDAY JUNE 27, 12-3 pmRare original-owner home showcasing true pride of ownership in the sought-after community of North Haven Upper! Offering a rare parking advantage with TWO Attached Garages(back garage is over sized) This exceptionally clean and meticulously maintained 3-bedroom, 3.5-bathroom home features over 2,400 sq. ft. above grade living space above grade, with a fully developed basement. Ideally situated just one block from the off-leash pathways and greenspaces of Egert's Park and moments from the extensive trail network of Nose Hill Park, this property combines Location, Space, and Outstanding Potential. Providing an excellent structural canvas for future personalization, the home has benefited from several important mechanical upgrades, including Two newer Furnaces (2024), Asphalt shingles (2012), and Vinyl Windows (1995).Modern updates completed in 2022 include a professionally renovated Kitchen, updated 2-piece Powder Room, and Renovated Laundry Room with soaker sink. A spacious foyer welcomes you into a bright, functional floor plan featuring a main-floor Den ideal for a home office, a generous living and formal dining room combination perfect for entertaining, and a beautifully renovated kitchen complete with an abundance of wood cabinetry, quartz countertops, Built-in pantry, newer appliances, and contemporary tile finishes. The adjoining family room offers a cozy wood-burning fireplace for those cold snowy days. Saunter through the French doors into the Spectacular Sunroom that boasts vaulted ceilings, a second wood-burning fireplace, and a dramatic wall of windows that captures panoramic views every day throughout the year. Step outside onto the spacious Deck and enjoy the stunning setting in every season. The upper level features three generously sized

bedrooms,...Retreat to the Primary bedroom with a 4-piece ensuite, and a private balcony offering breathtaking views and peaceful solitude. The fully developed basement provides additional living space with a large recreation room featuring a gas fireplace, a summer kitchen, and a spa-inspired 4-piece bathroom complete with a steam shower, soaker tub, and sauna. Plus ample storage space, a cool room and access to the attached garage. A rare opportunity to own a lovingly maintained home in one of Calgary's most established and desirable communities. Close to the prestigious Calgary Winter Club, Highly rated local schools, Deerfoot Trail , 14th Street, Airport , Shopping and the best green spaces to walk through and Enjoy.