

2712 Conrad Drive NW
Calgary, Alberta

MLS # A2331025



\$939,900

Division:	Charleswood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,793 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Insulated		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Sloped		

Heating:	High Efficiency, Fireplace(s), Forced Air	Water:	-
Floors:	Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, French Door, Granite Counters, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Solar Tube(s), Storage, Vinyl Windows

Inclusions: Storage Shed, Storage Unit in Utility Room

This thoughtfully updated custom 4-level split in Charleswood offers numerous upgrades and expanded square footage. Located across from a peaceful community park, this home impresses with Hardie-board siding, stone accents, long-lasting metal roof, vinyl windows, two decks, central A/C, and much more. With more than 2100sf of living space, this carpet-free home also boasts a large, tiled foyer, hardwood floors and knockdown ceilings. The main-floor features a living room/den with stand-alone Napoleon fireplace, a bedroom and modern 3-piece bath with an oversized tiled shower. The kitchen offers custom maple cabinetry with matching range hood, a gas stove with dual ovens, stainless-steel appliances including a Fisher-Paykel fridge & Bosch dishwasher, a granite-topped centre island with built-in microwave, and additional built-ins. Upstairs features three bedrooms and a 4-piece bath complete with jetted tub and a laundry chute that drops directly to the basement washer! The lower level offers a spacious rec room with cork flooring, efficient storage and enormous crawl space for even more storage. High-end mechanicals include a high-efficiency furnace, central air conditioning, hot water tank, and an upgraded electrical panel. The backyard is a place of quiet retreat. Step out the garden doors onto a Trex composite deck complete with tempered glass railing, gas BBQ hookup, and enclosed under-deck storage. Need more room for family and friends? It's just a few steps down to the brick patio. Complete with terraced landscaping and a double detached garage off a paved alley, this turn-key property is a must-see!