

41 Northmount Crescent NW Calgary, Alberta

MLS # A2340991



\$625,000

Division:	Thorncliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	816 sq.ft.	Age:	1956 (70 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot		

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

Inclusions: Gazebo, SpaBerry Hot Tub, Gas BBQ, King Bed headboard and wall sconces, Shed

Welcome to 41 Northmount Cres NW. Set on one of the largest lots in Thorncliffe & nearly 10,000 sq ft - this beautifully maintained bungalow has fantastic curb appeal, loads of character and a cool, comfortable style that feels instantly welcoming. Lovingly cared for by the same owners for the past 10 years, the home features just under 1,500 sq ft of developed living space and has been thoughtfully updated while retaining the warmth and personality that make these established neighbourhood homes so appealing. Inside, refinished original oak hardwood brings timeless character to the main floor. The renovated kitchen is stylish and functional with stainless steel appliances, a 5-burner gas range, excellent storage and a powered island. Three bedrooms and two beautifully finished bathrooms are complemented by a fully developed lower level with engineered hardwood flooring, large legal egress windows, soundproofing, wiring for an entertainment system and a gorgeous bathroom with heated tile floors, a large tiled shower and an outstanding clawfoot tub. Outside is where this property really shines. The enormous, beautifully treed backyard offers an exceptional amount of privacy and space to relax, garden and entertain, with a concrete patio, natural gas BBQ hookup, gazebo, SpaBerry hot tub and storage shed. The oversized double detached garage offers excellent storage with built-in shelving and cabinets. Significant improvements include new roof (both house and garage) with hail-resistant shingles, new windows and exterior doors, a renovated kitchen, updated electrical and plumbing, newer hot water tank, central A/C, newer garage door and operator, along with new gutters and downspouts. Basement window wells have also been added, and the furnace and ducts have been professionally serviced and cleaned annually. The location is outstanding,

tucked into a lovely pocket of Thorncliffe close to Egerts Park, walking distance to schools and just minutes to Nose Hill Park and its extensive pathway system. A truly special property offering a rare combination of character, thoughtful updates, an extraordinary lot and convenient central location.