

**2519 Cherokee Drive NW  
Calgary, Alberta**

**MLS # A2311299**



## \$965,000

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Stone, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!