

# \$1,075,000 - 4528 Chapel Road Northwest, Calgary

MLS® #A1226729

**\$1,075,000**

4 Bedroom, 2 Bathroom, 1,939 sqft  
Residential on 0.00 Acres

Charleswood, Calgary, Alberta

Welcome to this **SPACIOUS BUNGALOW** offering **OVER 3500 SQ.FT** of living space in **CHARLESWOOD!** This fully finished home offers **3 BEDROOMS UPSTAIRS** and a 4th in the basement. The location is absolutely incredible as this home is **BACKING ONTO GREENSPACE** giving you tons of privacy in your breathtaking **BACKYARD OASIS.** On the main floor, you'll appreciate the **SOUTH FACING** living room that flows into the dining area; large windows allow for tons of **NATURAL LIGHT** to fill each room. Head into your **CUSTOM BUILT KITCHEN** with exotic **GRANITE** countertops, tons of cabinetry, stainless steel appliances, a breakfast nook, and a wine fridge! Look up to the massive skylight above or overlook your stunning backyard from the huge window above the sink. The **SOLID OAK HARDWOOD** floors are in immaculate condition flowing throughout the main floor. The family room has gorgeous **VAULTED CEILINGS**, a fireplace to cozy up to, and windows all around with sliding doors to your deck. The primary bedroom is a very comfortable size with 2 closets and a 3 PC ensuite. Two more good-sized bedrooms, a full bathroom, and a mud room complete this floor. Head to the fully finished basement where you'll find a massive rec room, large laundry room, workshop, 4th bedroom, and **TONS OF STORAGE** space! Your **PRIVATE OVERSIZED LOT** offers you endless enjoyment and opportunities. **ALL NEW TRIPLE PANE WINDOWS.** The detached



DOUBLE GARAGE is insulated. Great walkability to PARKS/PLAYGROUNDS, dog-friendly pathway system and so much more!

Built in 1961

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A1226729    |
| Price          | \$1,075,000 |
| Bedrooms       | 4           |
| Bathrooms      | 2           |
| Full Baths     | 2           |
| Square Footage | 1,939       |
| Lot SQFT       | 7,729       |
| Year Built     | 1961        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 4528 Chapel Road Northwest |
| Subdivision | Charleswood                |
| City        | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2L 1A6                    |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated, Oversized |
| # of Garages   | 2   |

### Interior

|                |   |
|----------------|---|
| Goods Included | Granite Counters, High Ceilings, No Animal Home, No Smoking Home, See Remarks, Storage, Beamed Ceilings         |
| Appliances     | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings, Garage Control(s), Wine Refrigerator |

|                      |                                |
|----------------------|--------------------------------|
| Heating              | Forced Air, Natural Gas        |
| Cooling              | None                           |
| Has Basement         | Yes                            |
| Fireplace            | Yes                            |
| # of Fireplaces      | 2                              |
| Fireplaces           | Mantle, Wood Burning, Stone    |
| Basement Development | Finished, Full                 |
| Basement Type        | Finished, Full                 |
| Flooring             | Carpet, Ceramic Tile, Hardwood |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Garden, Private Yard   |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Lawn, No Neighbours Behind, Landscaped, Private, Fruit Trees/Shrub(s), Greenbelt |
| Roof              | Asphalt Shingle  |
| Construction      | Brick, Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete  |
| Front Exposure    | S  |
| Frontage Metres   | 18.21M 59`9"   |
| Site Influence    | Back Lane, Back Yard, Backs on to Park/Green Space, Lawn, No Neighbours Behind, Landscaped, Private, Fruit Trees/Shrub(s), Greenbelt |

## Additional Information

|        |      |
|--------|------|
| Zoning | R-C1 |
|--------|------|

## Room Dimensions

|                |              |
|----------------|--------------|
| Family Room    | 23`8 x 14`0  |
| Kitchen        | 16`1 x 12`3  |
| Living Room    | 17`3 x 15`1  |
| Master Bedroom | 20`6 x 11`1  |
| Bedroom 2      | 11`11 x 10`2 |
| Bedroom 3      | 11`11 x 9`1  |
| Bedroom 4      | 12`6 x 11`1  |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX FIRST |
|----------------|--------------|

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