

\$859,000 - 101 Clarendon Road Nw, Calgary

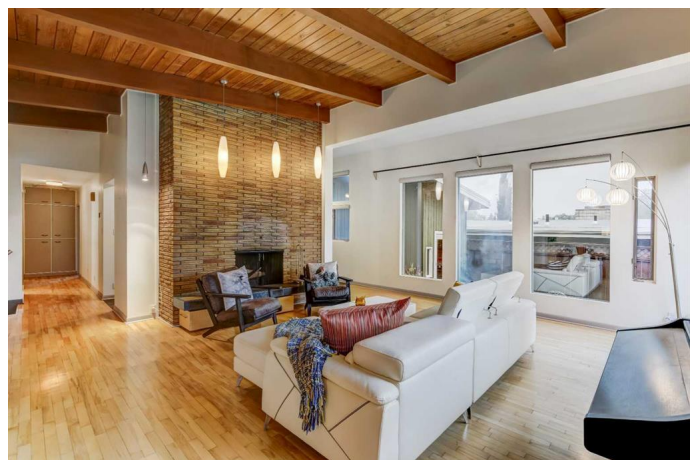
MLS® #A2089977

\$859,000

3 Bedroom, 3.00 Bathroom, 1,449 sqft
Residential on 0.16 Acres

Collingwood, Calgary, Alberta

Rare opportunity knocks! Welcome to the prestigious FOOTHILLS ESTATES in the highly desirable community of Collingwood surrounded by beautiful green spaces and parks. This gorgeous updated bungalow is situated on an extremely well landscaped 60' x 115' lot perfectly situated on a quiet street with total privacy. Offers 1450 sq.ft above grade and a total of over 2500 sq.ft of developed living space. As you step into the home, you are greeted by a spacious and welcoming entryway that showcases the open concept layout and the high wood beam ceilings offers a unique and contemporary architectural style that combines the charm of a bungalow with the elegance of exposed wood beams. The living area is bright and airy with large windows that maximize the amount of natural sunlight with breathtaking views of the surrounding landscape. The living area also features a fireplace, adding warmth and a cozy ambiance to the space. The modern kitchen is seamlessly integrated into the open floor plan boosts upgraded stainless steel appliances, sleek custom Empire kitchen cabinets and a large pantry. A dining area adjacent to the kitchen, offers a comfortable space for family meals and entertaining guests. The Master's bedroom is conveniently located on the main floor with it's own private en-suite, an additional bedroom with a four piece bathroom and the generously sized laundry room completes this level. The lower level is fully developed with a huge



recreational room with the second fireplace, large windows offers abundant natural lighting and the 3rd bedroom with a three piece bathroom makes it a complete separate living space. Additional storage space next to the utility room, many upgrades over the years including S.B.S. modified bitumen membrane roof w/upgraded insulation, high efficiency furnace, block retaining wall, all bathrooms and laundry room with sink, heated tile floors, stone patio and much more! The double garage has been extended on one side to allow space for a workshop. This modern bungalow infuses the space with a sense of sophistication and craftsmanship. Enjoy easy access to renowned schools, upscale shopping, gourmet dining, downtown Calgary, and world-class amenities such as the Calgary Winter Club. The nearby Confederation Park Golf Course provides opportunities for golf enthusiasts to enjoy the game. Additionally, the community offers access to an extensive pathway system for walking, jogging, and cycling. Book your private showing today!

Built in 1962

Essential Information

MLS® #	A2089977
Price	\$859,000
Sold Price	\$832,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,449
Acres	0.16
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	101 Clarendon Road Nw
Subdivision	Collingwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0P4

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Oversized

Interior

Interior Features	Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Barbecue, Courtyard, Garden, Lighting
Lot Description	Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Paved, Rectangular Lot, Treed
Roof	See Remarks
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 26th, 2023
Date Sold	November 13th, 2023
Days on Market	18
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX REAL ESTATE (CENTRAL)

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