

\$1,500,000 - 7807 Chardie Road Sw, Calgary

MLS® #A2111086

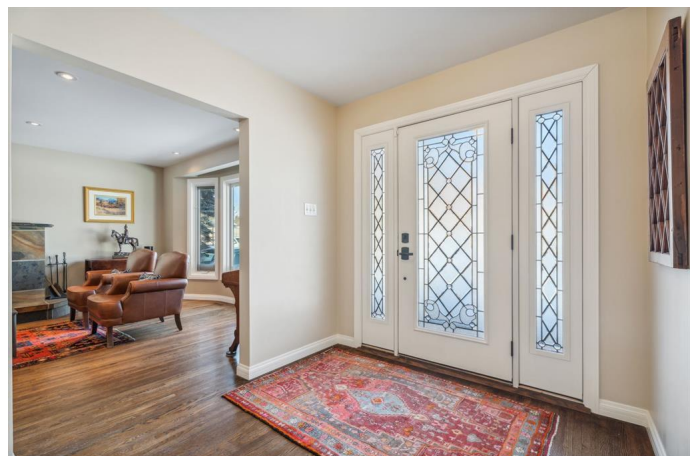
\$1,500,000

5 Bedroom, 4.00 Bathroom, 2,459 sqft

Residential on 0.22 Acres

Chinook Park, Calgary, Alberta

Welcome to your family dream home in Chinook Park. This tastefully updated residence is over 3450 sq ft of developed living space and features 5 bedrooms, a double attached garage, a large driveway that can park up to 5 vehicles and a south-facing backyard, creating the perfect sanctuary for your loved ones. Cherished by families for generations, this meticulously appointed abode invites you to create lasting memories. Upon entry, warmth and comfort greet you from every corner with the thoughtfully redesigned floorplan seamlessly blending functionality with style. Hardwood flooring throughout the main level & slate tile touches adds to the timeless elegance of the home while the inviting front living room with its wood burning fireplace transitions effortlessly into the family room, complete with built-in cabinetry. Natural light shines through the large windows & patio sliders where the heart of the home lies in the expanded and renovated kitchen, with an adjacent breakfast nook overlooking the spacious south facing backyard. Convenience is at your finger tips as you use the walk thru butler pantry that provides access to the formal dining room when hosting guests. Not often seen in a property from this period, this home's unique mudroom is a recent addition that makes a busy family life convenient with its built in coat closets, the bank of benches with hidden storage, under floor storage space and dog wash station all while giving access to the



double attached garage. Upstairs, discover FOUR bedrooms, including a primary retreat complete with an ensuite and walk in closet. Three additional bedrooms, all with hardwood floors, an office/den space and a well-appointed main bathroom rounds out the upper level. The fully developed basement offers additional living space, with a fifth bedroom, bathroom, rec room and ample storage. Recent updates include a newer hot water tank, Pella windows, and a freshly painted exterior. Situated on a spacious lot on a tranquil street with friendly neighbours, you'll appreciate the proximity to amenities, including walking distance to the Glenmore Reservoir, nearby schools (French Immersion & Spanish Immersion), convenient access to the Rockyview Hospital, Chinook Mall, and Mount Royal University, and easy access to Deerfoot, Glenmore, Stoney & more. Turn key ready with updates in recent years including Pella Windows, newer roof, furnace, HWT. Call your trusted realtor to book an appointment today!

Built in 1960

Essential Information

MLS® #	A2111086
Price	\$1,500,000
Sold Price	\$1,400,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,459
Acres	0.22
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	7807 Chardie Road Sw
Subdivision	Chinook Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 2T2

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Off Street, See Remarks

Interior

Interior Features	Bookcases, Built-in Features, Kitchen Island, No Smoking Home, Pantry
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Many Trees, Private
Roof	Asphalt Shingle
Construction	Stone, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 29th, 2024
Date Sold	March 4th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.