

**1108 Surrey Street SW
Calgary, Alberta**

MLS # A2162704



\$1,399,000

Division:	Scarboro/Sunalta West		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,966 sq.ft.	Age:	1958 (66 yrs old)
Beds:	3	Baths:	3
Garage:	Oversized, Single Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Gazebo, Garden, Landscaped, Many Trees		

Heating: Fireplace(s), Forced Air, Natural Gas

Water: -

Floors: Cork, Hardwood

Sewer: -

Roof: Asphalt

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Stone, Stucco, Wood Siding

Zoning: R-C1

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, Ceiling Fan(s), Chandelier, French Door, Granite Counters, Recessed Lighting, Vaulted Ceiling(s)

Inclusions: Hot tub

Welcome to this stunning, newly renovated, custom designer bungalow nestled in the inner city. The 70-foot lot includes a circular driveway and a large private back yard oasis. This ultra-modern home has been completely renovated and designed by professionals. Step inside to discover a bright and inviting living space featuring beautiful hardwood floors, custom cabinetry and lighting throughout. The spacious entranceway with acrylic lace-embedded closet doors transitions to the sleek living area. This room boasts large floor to ceiling windows that flood the space with natural light, while the tiled fireplace adds a touch of warmth and elegance. Unique high ceiling and lighting features create a novel ambiance. The customized kitchen is complete with high end appliances, a granite waterfall countertop, hood fan, gas stove, large island, designer sliding pantry door with embedded willow, and a beverage fridge. Enjoy the backyard view from the adjacent dining area with expansive bay window. The primary bedroom showcases a vaulted ceiling, artistic blue acrylic sliding door, contemporary custom closet doors, and heated floors in the ensuite. Two additional bedrooms and a full bathroom on the main floor provide flexibility for family or guests. Find custom built in storage and cabinetry in mud room, perfect for school aged children. The fully functional basement features a fitness area with cork flooring, a generous rec/media area, fireplace, office, bathroom with oversized steam shower, and a large laundry room with ample storage. The garage has been newly renovated with epoxy flooring, and includes a workshop area at the front, which features a cedar accent wall and storage cabinetry. The beautifully maintained outdoor space accommodates a hot tub with pergola, raised vegetable garden, tool shed, curved deck, and covered gazebo, perfect for al-fresco

dining. The fully fenced treed yard ensures privacy and safety for children and pets. As part of the renovation, the following features are included: • High-end Pella triple paned windows with between-the-glass, bottom-up blinds • Central A/C and vacuum • Heated floors in ensuite and back entrance • Newly completed exterior renovation • High-efficiency insulation o Italian hand-blown glass fixtures o Smart Phillips Hue lighting enabling custom colours and theme lighting o Custom built-in cabinetry o Replaced sewer line access including back flow valve This thoughtfully designed home is situated on a quiet cul-de-sac, where there is immediate access to Bow Trail, city center, Bow River pathway system (cycle to work!), Shaganappi Golf Course, as well as quick access to local schools, and Shaganappi community centre (tennis, pickleball, skating, dog park). This exceptional property has so much to offer!