

1104 Trafford Drive NW  
Calgary, Alberta

MLS # A2187979



## \$1,495,000

<b>Division:</b>	Thornccliffe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	3,028 sq.ft.	<b>Age:</b>	1957 (68 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Single G		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	City Lot, Corner Lot, Front Yard, Lawn, Landscaped, Street Lighting, See Rem		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Cork, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, See Remarks, Vaulted Ceiling(s), Wired for Data		
<b>Inclusions:</b>	4 TV Mounts, 3 Garage Door Openers & 3 Remotes, Security System & Cameras		

Totally renovated/rebuilt from top to bottom, this spacious two-storey offers top quality finishings and a great open floorplan ideal for family life and entertaining. The main floor boasts a CHEF'S KITCHEN with 5 burner gas stove and 4 other upscale appliances plus a walk-in pantry and big center island. THE GREAT ROOM has a gas fireplace and windows overlooking the park. There's also a DEN/OFFICE and FAMILY ROOM on this floor. Upstairs you'll find the huge primary bedroom with SPA-LIKE 5 PIECE ENSUITE — separate shower, new soaker tub, heated floors. FINISHED BASEMENT. DOUBLE AND SINGLE GARAGES are ready for your fancy cars.