

1328 Craig Road SW  
Calgary, Alberta

MLS # A2278804



**\$949,900**

<b>Division:</b>	Chinook Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,371 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Heated Garage, Oversized		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, No Smoking Home, Open Floorplan, Pantry, Sauna, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Infrared Sauna in Basement, Hot Tub

Located on a quiet street in the desirable southwest community of Chinook Park, don't miss your wonderful opportunity to own a well-situated home with timeless appeal. Set on a generous lot with mature trees, this property immediately feels welcoming, combining privacy, functionality, and a strong sense of neighborhood charm. The main floor welcomes you with a spacious living room and dining area, perfectly suited for both everyday living and entertaining. Large windows flood the space with natural light, creating a bright and inviting atmosphere throughout. The updated kitchen is both stylish and functional, featuring newer stainless steel appliances and a layout that connects seamlessly with the main living areas. Upstairs, the home is highlighted by a generous primary bedroom retreat complete with a private ensuite offering dual vanities and a large walk-in closet. An additional bedroom and a full bathroom on this level provide comfortable accommodations for family or guests. The lower levels offer exceptional versatility, featuring a large family and entertainment room ideal for movie nights or gatherings. Two additional bedrooms are complemented by a spacious five-piece bathroom, making this level perfect for extended family or visitors. An infrared sauna adds a unique and luxurious touch, creating a private in-home wellness retreat. Outside, the backyard is thoughtfully designed for relaxation and functionality. A large deck with a covered area provides an ideal space for outdoor dining and year-round enjoyment, while a dedicated dog run, hot tub, and wood shed add convenience and character. An oversized, heated double garage completes the property, offering ample space for vehicles, storage, and projects, and rounding out this impressive and well-rounded home.