

**3332 Caribou Drive NW
Calgary, Alberta**

MLS # A2280108



\$1,100,000

Division:	Collingwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,343 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

3332 Caribou Drive NW | A Masterfully Renovated Mid-Century Bungalow Where Timeless Design Meets Modern Luxury | Professionally Taken To The Studs & Rebuilt With Precision | 4-Bedroom, 3-Bath Home Showcases Impeccable Craftsmanship And High-End Finishes Throughout | Open Main Floor Is Bathed In Natural Light, Featuring A Stunning Kitchen With Quartz Surfaces, Induction Cooking, & Custom Millwork | The Serene Primary Suite Offers Spa-Inspired Ensuite With In-Floor Heating | Fully Developed Lower Level Adds Refined Versatility, Epoxy Finished Concrete Floors, Including A Guest Bedroom, Bathroom With Heated Floors, Home Gym, & Spacious Laundry With Oversized Sink & Built-Ins | Every Detail Has Been Reimagined, from 2x6 Exterior Walls, Upgraded Rigid Exterior Insulation, Heat Recovery Ventilation (HRV) system, New Ducting, New Windows, High Efficiency Tankless Hot Water, New Back-flow preventer value installed, Interior Wall Sound-dampening, Quality Hardwood, Numerous Built-ins, Concrete Hardy Board Siding & Synthetic Stucco (EIFS), Cedar Soffits, New Shingles & All Ensuring Lasting Quality & Efficiency | The Mechanical Room Is Spacious With Everything Layout Out To Perfection | Outside, The Private, Maturely Landscaped Yard Is A True Oasis, With Exposed Aggregate Patio and Sidewalks, Cedar Seating, Firepit, Insulated Double Garage, Underground Electrical In Trenched Conduit For Future Needs & Extra RV Rear Parking With Easy Access From Lane | Nestled On A Quiet, Tree-Lined Street Steps To Confederation Park Pathway System & Confederation Golf Course (With XC skiing In Winter), Bike Park/Pump track, Golf, Trails, & Walk to Elementary, Middle & High Schools including Spanish & French programs | Centrally Located Residence Perfectly Blends Inner-City Convenience

With Elevated Living.