

**78 Gainsborough Drive SW
Calgary, Alberta**

MLS # A2185615



\$899,000

Division:	Glamorgan		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,277 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Window coverings

Welcome to this beautifully updated bungalow, perfectly situated on a quiet crescent in the sought-after community of Glamorgan. With Glamorgan School, the Community Association, and even an ice rink just steps from your back door, this home offers unparalleled convenience and the charm of a family-friendly neighbourhood. Designed for modern living and entertaining, this home boasts over 2,400 sq. ft. of expertly renovated space featuring premium finishes and thoughtful upgrades throughout. Step inside to discover impeccable craftsmanship and attention to detail at every turn. Updates include windows, doors, flooring, ceilings, casings, fixtures, a high-efficiency furnace, hot water tank, air conditioning and a durable roof – no detail has been overlooked. At the heart of the home is the beautifully renovated kitchen, showcasing Knotty Alder cabinetry, luxurious granite countertops, and high-end appliances including a gas range. This warm and inviting space is perfect for cooking, gathering, and creating memories. Spa-inspired bathrooms continue the theme of luxury, with the primary ensuite offering a two-person steam shower and a spacious walk-in closet. The fully finished basement provides even more space for relaxation or entertaining, featuring a large media/living room, a fourth bedroom with its own ensuite bath, and plenty of room for family or guests. Outside, you’ll find a private backyard designed for low-maintenance enjoyment, complete with a composite deck, exposed aggregate patio, and walkways – perfect for summer evenings or weekend gatherings. The oversized, heated 30x26 garage is a dream for mechanics or hobbyists, offering space for three vehicles, extra storage, or a workshop. Close to parks, shopping, Mount Royal University and public transportation, this home combines modern upgrades with the timeless

appeal of Glamorgan living. Don't miss your chance to call this rare gem home – book your showing today!