

**1104 Trafford Drive NW
Calgary, Alberta**

MLS # A2187979



\$1,495,000

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

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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		
Inclusions:	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.