# \$1,349,000 - 1 Cherovan Drive Sw, Calgary

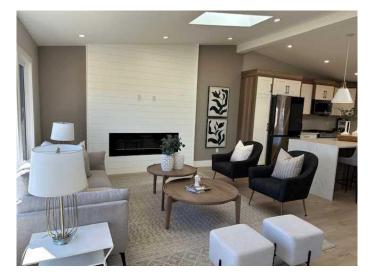
MLS® #A2262062

# \$1,349,000

5 Bedroom, 5.00 Bathroom, 1,376 sqft Residential on 0.15 Acres

Chinook Park, Calgary, Alberta

Wow, this modern 4 level split has been completely restyled and renovated top to bottom WITH 2440 SQ FEET OF DEVELOPED LIVING SPACE. As you step inside you will see the spacious great room with stunning new vaulted ceilings complete with skylights which bring in an abundance of natural light. Luxury vinyl flooring flows throughout the main floor and into the third level and hallways throughout. Feature electric fireplace adds ambiance to this warm living space. The kitchen sports 2 toned cabinets, eat up island with waterfall quartz top, and easy access to the private and treed west yard either through the garden doors or the adjacent mud room. The mud room features ample storage and this level is complete with a 2pc bathroom. Upstairs you will find the primary bedroom with a 4 pc bathroom generous walk in closet, as well as an additional bedroom and main bathroom. Steps down from the kitchen is the family room complete with a large wet bar, second fireplace and a large picture window flooding this room with more natural lighting. Adjacent to the family room is the perfect space for a sunny home office, an additional bathroom and conveniently located laundry. A few more steps down to the lower level you will find 2 more bedrooms, exercise room/office/playroom, bathroom and mechanical/storage room. All new mechanicals, plumbing and electrical throughout. The exterior has been completely







replaced with new exterior stucco, soffit, fascia, windows and trendy vertical metal cladding. The double garage is also brand new. Large front porch and back deck provide amazing outdoor living spaces just off the main level. Close to Chinook bilingual elementary school, Henry Wise wood High School and Calgary Jewish Academy. Located a few blocks from numerous amenities, such as shopping, the Rockyview Hospital, playgrounds, transportation and Glenmore Reservoir. Really nothing left to do but move in and enjoy.

#### Built in 1959

#### **Essential Information**

MLS® # A2262062 Price \$1,349,000

Bedrooms 5

Bathrooms 5.00

Full Baths 4

Half Baths 1

Square Footage 1,376 Acres 0.15

Year Built 1959

Type Residential
Sub-Type Detached
Style 4 Level Split

Status Active

# **Community Information**

Address 1 Cherovan Drive Sw

Subdivision Chinook Park

City Calgary
County Calgary
Province Alberta
Postal Code T2V2P3

# **Amenities**

Parking Spaces 3

Parking Double Garage Detached, Parking Pad

# of Garages 3

### Interior

Interior Features Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No

Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s),

Wet Bar

Appliances Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Range,

Microwave Hood Fan, Refrigerator, Washer

Heating Central, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 2

Fireplaces Electric

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Garden

Lot Description Back Lane, Back Yard, Corner Lot, Rectangular Lot, Treed

Roof Asphalt Shingle Construction Brick, Stucco

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 3rd, 2025

Days on Market 13

Zoning R-CG

## **Listing Details**

Listing Office Real Estate Professionals Inc.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.