

# \$1,375,000 - 176 Constable Road Nw, Calgary

MLS® #A2194766

**\$1,375,000**

5 Bedroom, 3.00 Bathroom, 1,674 sqft  
Residential on 0.14 Acres

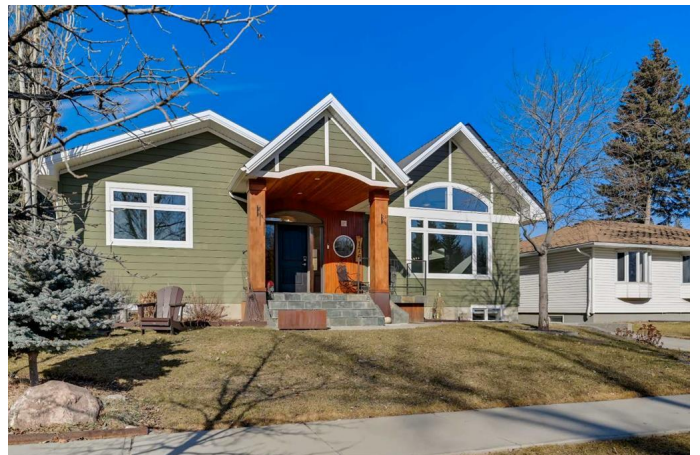
Collingwood, Calgary, Alberta

**\*\*Open House Saturday March 15th 1-3pm\*\***

Welcome to this stunning, one of a kind custom built bungalow in the desirable community of Collingwood. Enjoy over 3200 sqft of finished living space located on a serene street directly across from a large tree filled green space. Walking distance to several schools, as well as West Confederation Park and Confederation golf course, this is the ideal location!

This spacious home boasts a bright and airy atmosphere with a large south facing picture window that floods the main living area with natural sunlight during the day. Enjoy the custom designed kitchen, complete with a smart fridge, sleek quartz countertops, a built-in convection oven, built-in microwave/speed oven, and a 6 burner gas range with a retractable fan. The thoughtfully designed beverage centre is the perfect place to curate your morning coffee or favourite cocktail. With ample space to store wine, spirits, and other beverages, the beverage centre adds both style and practicality to your living space.

With 5 bedrooms, and 3 full bathrooms, this home provides plenty of space for family and guests. Enjoy cozy evenings by the wood burning fireplace surrounded by heated floors in the lower level media and laundry rooms, or relax in your primary retreat including an en-suite bathroom featuring a luxurious



free-standing tub.

Outside, you will find a perfect space for entertaining with newly installed high quality turf, a deck off the dining room, fire pit, and a hot tub! The 3 car garage is a large unique space that allows for parking of 3 vehicles or parking for 2 vehicles plus a heated shop area. There is an additional parking stall at the back of the home that is perfect for a trailer or extra vehicle.

Surrounded by amenities including shopping, tennis courts, the new bicycle pump track at West Confederation Park, numerous off-leash dog parks, and Nose Hill Park, this location is perfect for people with an active lifestyle. Centrally located, only 12 minutes from downtown, minutes to hospitals, and easy access to Highway 1 to go West to the mountains. This home is turn-key, in immaculate condition, and just waiting for its new owners to put their special touch on it!

Built in 2011

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2194766    |
| Price          | \$1,375,000 |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,674       |
| Acres          | 0.14        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 176 Constable Road Nw |
| Subdivision | Collingwood           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2L 0S7               |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 3  |
| Parking        | Alley Access, Driveway, Front Drive, RV Access/Parking, Triple Garage Detached, Workshop in Garage |
| # of Garages   | 3  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s), Central Vacuum, Smart Home             |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer, Window Coverings, Wine Refrigerator, Water Softener |
| Heating           | In Floor, Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 3  |
| Fireplaces        | Electric, Wood Burning   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | BBQ gas line, Private Yard, Fire Pit |
| Lot Description   | Back Lane, Back Yard, Landscaped     |
| Roof              | Metal                                |
| Construction      | Composite Siding, Vinyl Siding       |
| Foundation        | Poured Concrete                      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2025 |
| Days on Market | 3                |
| Zoning         | R-CG             |

## Listing Details

Listing Office            RE/MAX iRealty Innovations

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