

# Welcome Home to

9 MEADOWVIEW RD SW



**Chris Zaharko**  
Associate

**ROYAL LEPAGE**  
**Benchmark**  
INDEPENDENTLY OWNED AND OPERATED, BROKER

Phone: 403-874-0424  
www.zaharko.com - chris@zaharko.com

*Top 1% Nationally*



Welcome to this executive bungalow in the heart of Meadowview Park. Situated on a phenomenal lot overlooking a park, and with a sunny south back yard, this home has been completely renovated and is move-in ready. The first thing you will notice are the beautiful hardwood floors that have been recently refinished. The kitchen has a great layout, and the addition of a pass-through makes the living & kitchen areas open and bright. Newer cabinets & granite counters, new stainless appliances, and plenty of storage make cooking a joy. The main floor boasts 1 large beautiful master retreat with a luxurious 4-pc ensuite & walk in closet, plus a flex room which can be easily converted back to a 2nd bedroom. A 2-pc bath completes the main before heading to the finished basement with 2 spacious bedrooms, large recreation/family area, another full bath, laundry, and plenty of storage including a cold room! Saving the best for last is the amazing outdoor space, with 2-tiered stamped concrete patio, covered gazebo, mature landscaping, and side garden. The oversized double garage is cinder-block construction and would make converting to a secondary suite a breeze. This home has a great location overlooking a park, and just steps to Chinook Centre and Macleod Trail. New shingles as well!





**MLS:** C4208703  
**Year Built:** 1955  
**Style:** Bungalow  
**Total SqFt:** 1,034  
**Taxes (2018):** \$4,087  
**Parking:** 2/Double Garage  
 Detached, Over  
 Sized

**Kitchen:** 12'4"X10'6" M  
**Dining Room:** 11'0"X8'0" M  
**Living Room:** 14'4"X11'10" M  
**Den:** 10'10"X9'0" M  
**Masterbed:** 13'0"X10'10" B  
**Bedroom:** 12'8"X10'8" B  
**Bedroom:** 12'8"X8'8" B  
**Rec Room:** 19'10"X12'8" B  
**Cold Room:** 8'4"X6'6" B  
**Utility Room:** 11'4"X6'8" B  
**Laundry:** 7'4"X4'8" B





**Chris Zaharko**  
Associate

**ROYAL LEPAGE**  
**Benchmark**  
INDEPENDENTLY OWNED AND OPERATED, BROKER

Phone: 403-874-0424  
www.zaharko.com - chris@zaharko.com

*Top 1% Nationally*