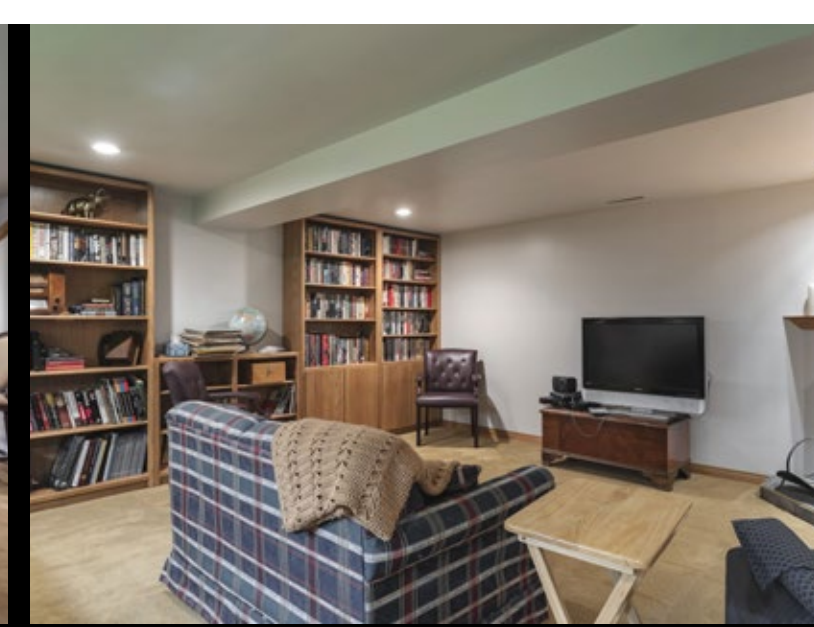
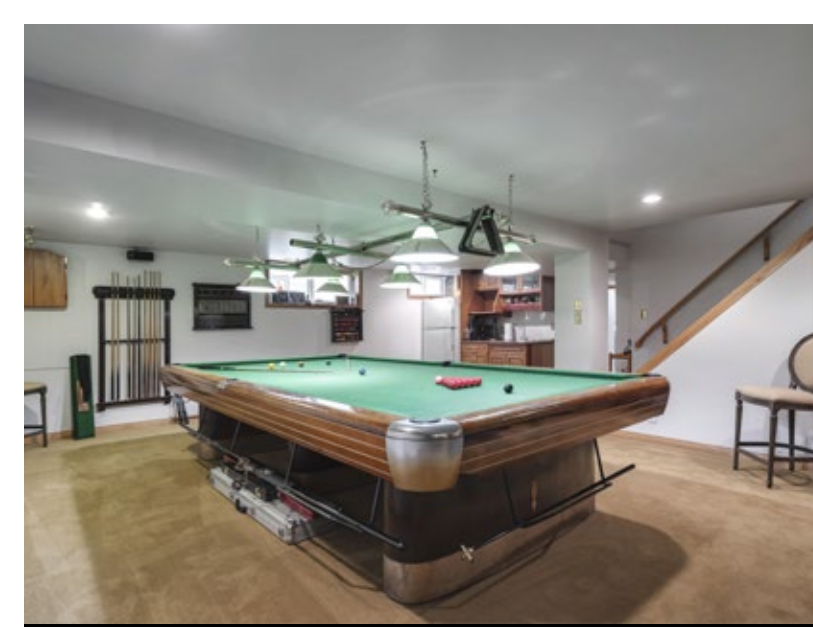


# Welcome Home to

1320 CRAIG RD SW



**Chris Zaharko**

Phone: 403-874-0424

[www.zaharko.com](http://www.zaharko.com)

[chris@zaharko.com](mailto:chris@zaharko.com)

MLS: A1139348  
Year Built: 1961  
Subdivision: Chinook Park  
Type: House  
Taxes: \$4,773.00/2021  
Size: 2,031 SqFt  
Parking: Triple Detached Heated Garage



**Chris Zaharko**  
Associate

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



Phone: 403-874-0424  
[www.zaharko.com](http://www.zaharko.com) - [chris@zaharko.com](mailto:chris@zaharko.com)

*Top 1% Nationally*



**Chris Zaharko**  
Associate

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

Phone: 403-874-0424  
[www.zaharko.com](http://www.zaharko.com) - [chris@zaharko.com](mailto:chris@zaharko.com)

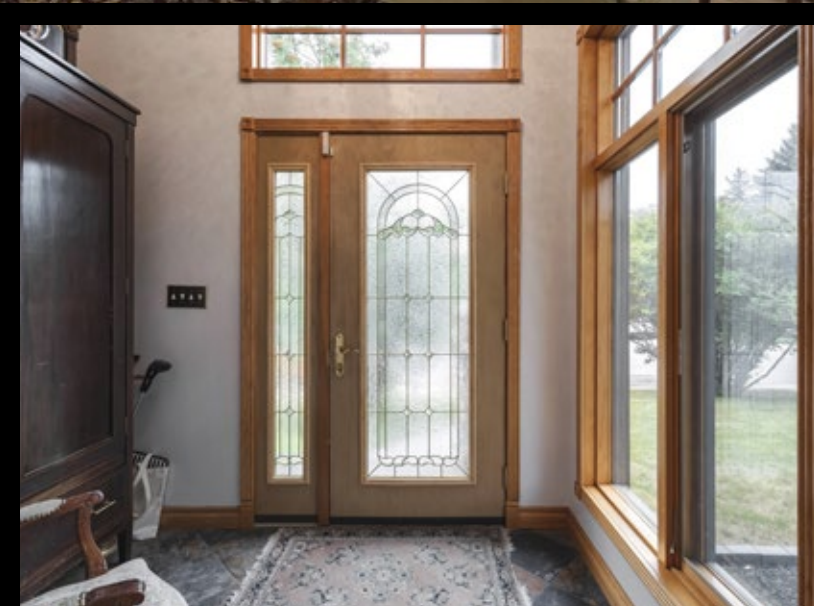
*Top 1% Nationally*

This document is used for advertising & general information only. Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its warranties of content, accuracy, and reliability, with all information contained herein being subject to errors, omissions, conditions, withdrawal, or other changes without notice. Any interested party should undertake their own inquiries as to the accuracy of the information.





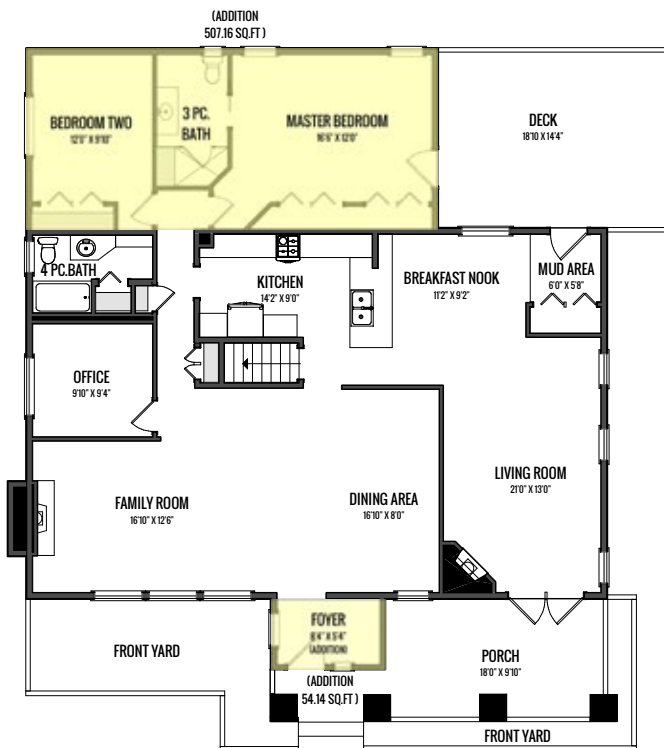
Welcome Home to Chinook Park! Over 3,800 sq ft of updated and beautifully maintained living space. This 3 bedroom, 3 bathroom home was made for entertaining. Off the main foyer, the living room with wood burning fireplace with gas log ignitor & dining area are separate from the rest of the house. High beamed ceilings and large windows make this space bright and open. The galley style kitchen with stainless steel appliances and gas range opens to the breakfast nook and family room with gas fireplace and garden doors leading to the front deck. A skylight floods this area with natural light. The master suite is complete with a large 3 pc ensuite with walk-in shower. An office, 4 pc bath, and an additional bedroom finish the main level. The basement offers a family room with gas fireplace, large rec room with snooker table and wet bar, a 3rd bedroom and 3 pc bath. The large laundry room has extra storage, utility sink and a work bench. This home is wired for sound with speakers throughout from a central stereo with the main floor and basement family rooms featuring built-in sounds around speakers. Refinished hardwood floors & recessed lighting throughout. The back yard offers a large aggregate patio with natural gas lines and wired speakers, mature trees, and flower beds. The SW facing front deck is perfect for morning coffee, and large enough to dine alfresco! Mechanics will love the triple detached garage with lane access. Heated with thermostat control and a 220 volt sub panel. Situated on a quiet street & walking distance to the Rocky View Hospital, Chinook Park Elementary and Henry Wisewood High School. Easy access to 14th St & Glenmore Tr. Close to transit, Chinook Centre and all amenities.



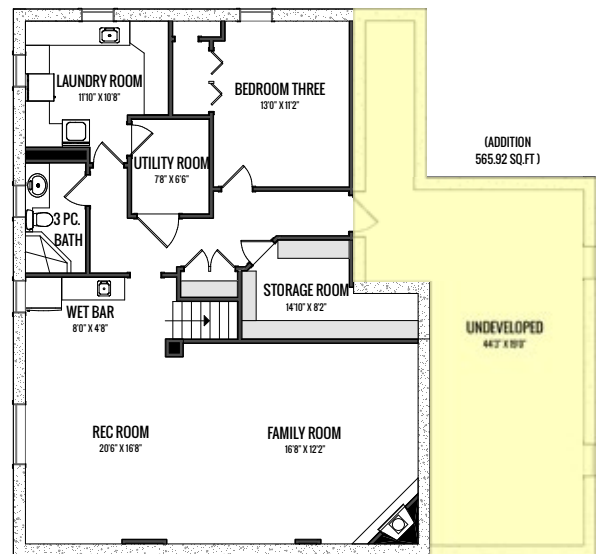


# Welcome Home to

1320 CRAIG RD SW



MAIN LEVEL



BASEMENT



Chris Zaharko  
Associate



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

Top 1% Nationally

## **1320 Craig Road SW** Feature Sheet

### Main Floor

- hardwood floors – sanded and polished 2009
- electric heated floors in the foyer
- recessed lighting

#### *Kitchen & Breakfast Nook*

- Stainless steel appliances
- Sky light
- Speakers wired from central stereo
- Custom hood fan
- Custom back splash (painted and refired)
- Up and down valance lighting

#### *Family Room*

- Sounds around speakers in ceiling wired to central stereo
- 3600 btu Napoleon gas fireplace

#### *Master Bedroom*

- Walk-in shower with bench featuring Grohe fixtures, shower, rain head and sink ¾ plumbing direct from source to each shower head
- Built-in television

### Basement

- wet bar
- recessed lighting
- snooker table with accessories
- Laundry Room
- valance lighting
- dryer 220 plug and gas
- utility sink and work bench
- new hot water tank (3 years)
- furnace replaced 2009
- vacu-flo with new attachments and power head
- new electrical panel 2009

#### *Bedroom*

- 220 volt baseboard heater with thermostat

#### *Rec Room*

- 26000 btu fireplace
- speakers wired from central stereo
- sounds around speakers mounted and wired

### Exterior

- patio speakers wired to central stereo
- Christmas lights socket switch from entrance
- natural gas for BBQ, fire table and firepit
- aluminum clad windows
- deck sealed against rabbits and skunks

### Garage

- 7500 btu overhead heater
- summer sink
- 220 volt sub panel
- insulated and drywalled
- separate thermostat
- 220 plug for welder or air compressor