\$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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