



4304 55 Street Calgary Alberta

\$649,900

Welcome to this warm and inviting 3 bed, 2.5 bath family home, nestled on a charming lot! From the moment you step inside, you'll be greeted by bright and spacious living areas designed to accommodate both everyday living and special gatherings. The thoughtfully designed kitchen showcases a picturesque window that frames views of the backyard, allowing natural light to pour in. Open to the cozy eating nook, this space offers seamless access to the backyard—perfect for outdoor dining. The fully fenced yard provides privacy and security, with a beautiful mature tree offering shade and tranquility, making it an ideal setting for children to play or for hosting outdoor gatherings. A double detached garage adds both convenience and additional storage. The front living room is a welcoming retreat, highlighted by a large bay window that fills the space with natural light while offering a lovely view of the front yard. Adjacent to the living room, the open and bright dining room enhances the home's connected feel, creating a wonderful flow for entertaining and daily life. Completing this main floor is the family room boasting a lovely wood-burning fireplace with a charming brick surround and wooden mantle along with a 2pc powder room. Upstairs, the spacious primary bedroom features double closets and a private 3-piece ensuite. Two additional well-sized bedrooms and a 4pc bathroom offer versatility for a growing family or space for guests. The lower level boasts a large recreation space, ideal for a playroom, home gym, or entertainment area. A separate flex room provides an excellent option for a private office or potential bedroom! This home balances warmth and practicality, offering a functional layout, inviting spaces, and a backyard oasis. With its thoughtful design and desirable features, pride of ownership is seen throughout! Close to shopping & schools, with one p...

Recreational, Games room 21.08 Ft x 11.58 Ft

Other 11.08 Ft x 9.08 Ft

Living room 15.58 Ft x 12.50 Ft

Dining room 12.08 Ft x 8.83 Ft

Kitchen 11.67 Ft x 8.33 Ft

Other 10.25 Ft x 9.67 Ft

2pc Bathroom Measurements not available

Primary Bedroom 13.42 Ft x 12.42 Ft

Bedroom 9.83 Ft x 9.08 Ft

Bedroom 12.50 Ft x 9.17 Ft

4pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Mirror

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Family room 12.67 Ft x 10.75 Ft