



# 4526 Fordham Crescent Calgary Alberta

\$579,000

Welcome to this 5 bedroom bungalow with new flooring, new paint, new furnace, new hot water tank, new appliances, the roof on home (2020) and a new roof and eavestroughs on the garage. This home benefits from having a front driveway, single car detached garage and a carport - lots of room for parking as there is a large concrete pad in the backyard too! When you step into the home you will appreciate how bright and airy this home is with newly painted walls and LVP flooring throughout most of the main level. The spacious living room has a large windows and a feature wood wall, a perfect place for relaxing after a long day! There is a large kitchen/dining room - great for entertaining or family meal times! The kitchen has new stainless steel appliances, tonnes of counter space and has an eating bar too! The 4 bedrooms on this level are a good size and there is a 5 piece family bathroom with new countertop and sinks. In the basement is a massive family/games room which features a gas fireplace and a dry bar. Did I mention the basement has new carpets? There is also bedroom #5 (window size may not be to current code) and a 2 piece bathroom. Completing this level is a laundry room with new washer and dryer and a massive storage/mechanical room with new furnace and hot water tank. Outside in the backyard is mature landscaping and a huge patio/concrete pad - great for BBQs and extra vehicle storage if required. Did I mention the 22x12 ft garage and the carport also have a new roof and eavestroughs? This home is conveniently situated close to great transport links and downtown. Don't miss this great opportunity view 3D tour/virtual tour/multimedia. (id:6769)

2pc Bathroom 5.67 Ft x 4.50 Ft  
 Family room 26.00 Ft x 12.75 Ft  
 Other 7.92 Ft x 5.08 Ft  
 Bedroom 9.75 Ft x 9.00 Ft  
 Storage 24.42 Ft x 14.17 Ft  
 Laundry room 7.75 Ft x 4.67 Ft  
 Other 6.00 Ft x 6.83 Ft  
 Living room 15.08 Ft x 15.33 Ft

Kitchen 11.58 Ft x 11.75 Ft  
 Dining room 11.75 Ft x 7.33 Ft  
 Primary Bedroom 11.75 Ft x 12.25 Ft  
 Bedroom 9.00 Ft x 9.00 Ft  
 Bedroom 9.00 Ft x 10.00 Ft  
 Bedroom 8.92 Ft x 10.00 Ft  
 5pc Bathroom 11.67 Ft x 4.92 Ft

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

Listing Presented By:



Originally Listed by:  
 RE/MAX First

<http://www.julieparry.com/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
 T2R 0B3

Phone: 403-969-0267  
 arobinson@cirrealty.ca