



## 71 Fyffe Road Calgary Alberta

\$598,000

Welcome to this meticulously maintained property in the established community of Fairview. Close to schools, parks, an off leash dog park down the street, farmers market, and all kinds of retail and shopping, this home really has it all! Situated on a huge lot with mature trees and street parking. Enjoy your private south facing backyard and a quiet street while still being close to Chinook Centre, Glenmore Trail, and Deerfoot trail. Stepping inside is a spacious living room with large bay window that lets in plenty of natural light. The large kitchen features an eating are, lots of counterspace and sink that faces the backyard perfect for keeping an eye on the kids playing in the backyard. Off the kitchen is a formal dining room with a niche for a china cabinet or hutch. Upstairs has 3 bedrooms, 1 full bath and lots of storage in the hall closet. The lower level has large bright windows, a built in gas fireplace with mantle, a den/flex area perfect for a home office or fourth bedroom, and a large open space perfect for relaxing in or a kids playing area. Just off the kitchen is the back door leading into the south facing backyard complete with double detached garage, RV parking, garden, and still lots of space for your own design choices. Come and have a look, appointments are easy for this home between 9:00am and 8:00pm. (id:6769)

4pc Bathroom 8.75 Ft x 7.58 Ft

Primary Bedroom 11.25 Ft x 10.92 Ft

Bedroom 8.58 Ft x 11.33 Ft

Bedroom 11.17 Ft x 8.25 Ft

Storage 21.08 Ft x 23.67 Ft

Recreational, Games room 10.33 Ft x 17.00 Ft

Den 11.42 Ft x 10.25 Ft

Furnace 11.00 Ft x 14.58 Ft

Other 4.50 Ft x 4.17 Ft

Living room 12.58 Ft x 17.25 Ft

Dining room 11.75 Ft x 8.58 Ft

Other 11.33 Ft x 12.67 Ft

Listing Presented By:



Originally Listed by:  
Real Estate Professionals Inc.

<https://www.davidhansen.ca/>



See

**Mirror**

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

Phone: 403-969-0267  
[arobinson@cirrealty.ca](mailto:arobinson@cirrealty.ca)