



## 27 Abergale Close Calgary Alberta

\$499,900

Welcome to this beautiful house with modern luxury, offering a perfect blend of style, functionality, and comfort which is near to SCHOOL AND PLAYGROUND. The main level features spacious living and dining areas bathed in natural light, perfect for entertaining, plus an updated half bath at the rear. The upstairs boasts three bright bedrooms, including an expansive primary suite with a large closet and an impressive window that fills the room with natural light. The full bathroom is elegantly designed, featuring a tub and a sleek vanity to elevate your daily routine. Throughout the home, modern lighting enhances ambiance, adding style to every corner. The fully updated kitchen is a dream for cooking and entertaining enthusiasts, equipped with stainless steel appliances and custom cabinetry. Brand new flooring throughout the entire house adds both elegance and durability. Downstairs, the finished basement provides flexible options, including 2 good size bedrooms, a full BATHROOM and a laundry. 2 additional bedrooms in the basement effectively doubling your living space. The thoughtful design extends to a spacious front closet, ensuring maximum storage convenience. Moreover, a high-efficiency furnace, and fully fenced front and back yards with new fence boards in the back. Modern lighting fixtures brighten the space, complemented by a handy storage shed, and so much more! The expansive backyard, with fresh grass and mulch, awaits your personal touch. Enjoy unparalleled convenience with nearby schools, parks, walking paths, and amenities all within walking distance, plus quick access to public transit, 16 Ave, and Stoney Trail. Don't miss out on this gem! Book your showing today! (id:6769)

3pc Bathroom 4.67 Ft x 8.25 Ft  
Bedroom 11.25 Ft x 11.33 Ft  
Bedroom 8.17 Ft x 9.92 Ft  
Furnace 11.75 Ft x 10.33 Ft  
2pc Bathroom 5.00 Ft x 4.42 Ft  
Dining room 13.92 Ft x 7.83 Ft

Kitchen 13.67 Ft x 10.00 Ft  
Living room 15.33 Ft x 11.75 Ft  
4pc Bathroom 7.58 Ft x 5.00 Ft  
Bedroom 10.75 Ft x 10.25 Ft  
Bedroom 9.25 Ft x 10.33 Ft  
Primary Bedroom 15.33 Ft x 9.92 Ft

Listing Presented By:



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(CENTRAL)**

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