



## 3959 206 Avenue Calgary Alberta

\$635,000

This like-new, stunning bungalow offers a unique and versatile floor plan in the desirable community of Seton SE. With 4 spacious bedrooms, the main level features 2 bright and airy bedrooms, while the fully finished basement includes 2 additional bedrooms, offering plenty of space for family or guests. The separate side entrance makes access to the basement ideal, A secondary suite would be subject to approval and permitting by the city/municipality. The home features 9-foot ceilings on both the main level and the basement, giving it an extra spacious and airy feel. The main floor boasts an open-concept kitchen with a massive island, perfect for entertaining or family gatherings, and a bright living room. The primary bedroom includes a private ensuite bathroom, and there is also an additional full bath on the main level for added convenience. The basement offers another full bath, making it perfect for extended family or guests. Additional features include a tankless hot water system, providing endless hot water on demand, and a water softener for added comfort. Storage is abundant in this home, with a dedicated storage room in the basement and additional space under the stairs to meet all your storage needs. The low-maintenance south facing backyard is ideal for easy outdoor living, and the double detached garage offers ample parking and extra space for storage. Conveniently located just a one-minute walk from shops, a gym, a gas station, and the local skate park, this home is also within a five-minute drive to South Health Campus, the YMCA, Cineplex, and even more shopping and dining options. Whether you're a family looking for your dream home or an investor eyeing potential, this bungalow is a rare find in an unbeatable location! (id:6769)

Recreational, Games room 19.08 Ft x 11.58 Ft

Furnace 12.83 Ft x 6.67 Ft

Storage 6.17 Ft x 4.17 Ft

Bedroom 12.17 Ft x 12.08 Ft

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4pc Bathroom 8.17 Ft x 4.92 Ft

Other 13.92 Ft x 12.92 Ft

Living room 13.50 Ft x 12.25 Ft

Laundry room 3.83 Ft x 3.33 Ft

Primary Bedroom 10.92 Ft x 9.75 Ft

Bedroom 9.33 Ft x 8.42 Ft

3pc Bathroom 8.25 Ft x 6.42 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Listing Presented By:



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