

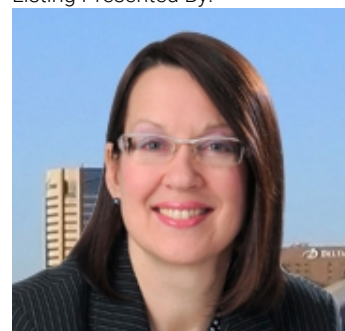


44 Aberfoyle Close Calgary Alberta

\$639,900

This fully renovated modern bungalow offers bright, inviting living spaces while also boasting an illegal suite with income potential! With almost 1150 square feet on the main level, this home is both functional and stylish. The main kitchen features sleek white cabinetry, new stainless steel appliances, including a built-in oven and gas stovetop, along with plenty of storage. Beautiful neutral flooring flows throughout, creating a modern style. The sunken living room, with its freshly updated fireplace, provides a cozy yet chic retreat, enhanced by large windows that fill the room with natural light. On the main level, you'll find three spacious bedrooms, including a primary bedroom with an updated 2 pc. ensuite. The fully renovated main bathroom features modern finishes in a 3 pc. layout. The lower level offers a large family room with a wood-burning fireplace, perfect for winter nights, along with a fully equipped kitchen and two additional bedrooms that can easily serve as a home office or gym. A 3 pc. bathroom and ample storage space complete the basement. Step outside to your own private oasis. The covered patio allows you to enjoy the outdoors year-round, regardless of the weather. The backyard is designed with low-maintenance landscaping, sitting area to enjoy and is fully enclosed by a new fence for added privacy. An oversized, heated double garage with 220V power provides abundant space for vehicles and projects, while the expansive driveway offers additional parking, ideal for an RV or recreational toys. Recent updates include all-new windows, a new roof, and new exterior siding. Located in a fantastic neighborhood close to parks, schools, and shopping, with quick access to Stoney Trail, this home is perfect for family living. With central air and a newer furnace, you'll enjoy year-round comfort. Move in and enjoy! (id:6769)

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**RE/MAX REAL ESTATE
(CENTRAL)**

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3pc Bathroom 6.92 Ft x 5.25 Ft

Bedroom 8.50 Ft x 12.75 Ft

Bedroom 8.50 Ft x 12.25 Ft

Kitchen 8.42 Ft x 14.33 Ft

Recreational, Games room 25.50 Ft x 15.33 Ft

2pc Bathroom 4.67 Ft x 4.92 Ft

Bedroom 9.92 Ft x 8.83 Ft

Bedroom 13.33 Ft x 8.75 Ft

Dining room 9.75 Ft x 9.92 Ft

Kitchen 13.25 Ft x 11.75 Ft

Living room 13.25 Ft x 13.75 Ft

Primary Bedroom 13.25 Ft x 12.00 Ft

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

