



## 55 Fawn Crescent Calgary Alberta

\$749,900

Welcome to this beautifully updated and meticulously maintained 4-bedroom, 2-bathroom home located on a quiet street in the desirable community of Fairview. Offering 2,020 square feet of fully developed living space, this property combines thoughtful renovations with functional design to create the perfect family home. Step inside to discover a stylish main floor which has been freshly painted and featuring brand new high-end luxury vinyl plank flooring and a tastefully renovated kitchen, complete with newer stainless steel appliances, sleek quartz countertops, modern cabinetry, centred around a functional breakfast bar. Down the hallway you'll find 3 great sized bedrooms and a 4-piece bathroom which includes heated floors for added comfort. Downstairs, the fully finished basement offers a spacious retreat with a cozy gas fireplace surrounded by timeless oak built-in bookcases, recessed lighting, a wet bar, and a massive family room ideal for entertaining. An additional bedroom and a flexible space - perfect for a home office, gym, or storage - along with a second full bathroom, complete this versatile lower level. Outside, the property continues to impress with extensive low-maintenance landscaping including exposed aggregate concrete, a stone patio, pergola, built-in fountain, and gas fire pit - creating a private backyard oasis. The rear yard also features artificial turf and a natural gas BBQ hookup for year-round enjoyment. The oversized double garage is insulated, heated, ideal for a gym or additional hang out space to comfortable house your vehicles. A large front concrete driveway offers additional parking, with ample off-street parking as well! Additional upgrades include newer shingles (house and garage), a high-efficiency furnace, and a 50-gallon hot water heater - all replaced in 2020. Located steps from a community playground and just minutes from Chin...

3pc Bathroom 11.50 Ft x 5.33 Ft

Other 4.58 Ft x 5.83 Ft

Office 12.08 Ft x 11.33 Ft

Recreational, Games room 20.67 Ft x 26.25 Ft

Storage 3.25 Ft x 3.08 Ft

Bedroom 11.58 Ft x 10.08 Ft

Living room 14.83 Ft x 18.92 Ft

Kitchen 12.17 Ft x 13.83 Ft

Dining room 8.50 Ft x 8.25 Ft

Primary Bedroom 11.25 Ft x 11.08 Ft

Bedroom 8.75 Ft x 11.08 Ft

Bedroom 12.67 Ft x 8.50 Ft

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

Listing Presented By:



Originally Listed by:  
Charles

**RE/MAX**

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

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Laundry room 11.75 Ft x 8.17 Ft

4pc Bathroom 8.75 Ft x 5.00 Ft