



# 560 Aboyne Crescent Calgary Alberta

\$534,900

Excellent opportunity to own a beautiful property in an established community of Abbeydale. This property has been completely renovated from top to bottom that includes Brand New Windows, Furnance, Flooring, Patio door, Fence, All the washrooms, Paint and what not. Newer hot water tank (2017) and roof ( 2019). As you enter the home, you will be welcomed by a big and bright living room with good sized window that allows ample sunlight. Main floor also boasts of a separate laundry consisting of new washer/dryer, 2 pc bathroom, dining area and a very well designed kitchen with brand new appliances. Upstairs you'll find 3 large bedrooms and 2 full bathrooms. The primary bedroom features a 3 Pcs ensuite and a closet. This property has a huge back yard, family size back deck(Perfect for a summer BBQ) that has an access from the brand new kitchen patio door and a storage shed. The paved front driveway is large enough for two vehicles plus additional space for at least one more vehicle on the driveway. The illegal basement suite of this property has a perfect side entrance, one bedroom, family room, separate Laundry and a brand new kitchen. This property is close to everything (Playground, Downtown, Public Transportation, Shopping, Schools and Stoney Trail). (id:6769)

Primary Bedroom 11.08 Ft x 10.17 Ft  
Bedroom 11.92 Ft x 8.50 Ft  
Bedroom 11.92 Ft x 10.42 Ft  
3pc Bathroom 7.58 Ft x 7.17 Ft  
4pc Bathroom 8.00 Ft x 4.83 Ft  
Bedroom 11.42 Ft x 8.58 Ft  
Kitchen 8.75 Ft x 8.67 Ft  
Furnace 11.08 Ft x 7.00 Ft  
Living room 9.42 Ft x 9.17 Ft

4pc Bathroom 7.58 Ft x 4.75 Ft  
Dining room 10.17 Ft x 9.58 Ft  
Living room 14.83 Ft x 13.00 Ft  
Kitchen 10.17 Ft x 9.50 Ft  
Laundry room 2.92 Ft x 2.67 Ft  
Other 17.00 Ft x 14.83 Ft  
Foyer 8.50 Ft x 3.92 Ft  
2pc Bathroom 5.00 Ft x 4.33 Ft

Listing Presented By:



Originally Listed by:  
TREC The Real Estate Company



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

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