



# 100 Franklin Drive Calgary Alberta

\$700,000

One of the largest bungalows in Fairview, this updated and accessible home boasts over 2,300 sq ft of developed space on a lot exceeding 5,000 sq ft. Equipped with air conditioning, a new metal roof, furnace, hot water tank, Vacuflo, and triple-pane windows, this residence is designed for comfort and efficiency. The main floor features a spacious living room with a wood fireplace, perfect for cozying up on winter evenings. The updated kitchen includes granite countertops and stainless steel appliances, including a convection oven with an induction stovetop. Adjacent to the kitchen is a great dining area for family dinners and a large family room ideal for gatherings. The main floor also houses the primary bedroom, two additional bedrooms, an accessible 4-piece bathroom, and a convenient main floor laundry. Downstairs, the basement offers an extra-large recreation room, an office area that leads into a bedroom with an egress window, and another 3-piece bathroom. Outside, the backyard features a large deck for summer enjoyment and leads to an oversized double garage. With easy access to Glenmore and Deerfoot Trail, getting around the city is a breeze. (id:6769)

Bedroom 8.75 Ft x 11.58 Ft  
Recreational, Games room 12.08 Ft x 25.83 Ft  
Other 9.75 Ft x 12.17 Ft  
3pc Bathroom .00 Ft x .00 Ft  
Kitchen 8.75 Ft x 10.00 Ft  
Dining room 8.25 Ft x 13.00 Ft  
Living room 13.42 Ft x 14.92 Ft

Family room 11.42 Ft x 18.08 Ft  
Primary Bedroom 11.42 Ft x 11.75 Ft  
Bedroom 11.00 Ft x 11.17 Ft  
Bedroom 8.50 Ft x 10.17 Ft  
Laundry room 8.08 Ft x 8.83 Ft  
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
cawarawa@shaw.ca