



112 Fairview Crescent Calgary Alberta

\$570,000

Welcome to 112 Fairview Crescent SE in the family friendly community Fairview. Here you will find an extremely well-maintained 3 Bed 2 bath bungalow with a newly developed basement offering over 1645 sqft of fully developed living space. This home sits on a huge 55' x 100' (15.77mx30.45m) lot, giving you tons of space all around - they just don't come like this anymore!! The home has received thoughtful upgrades that enhance both comfort and energy efficiency. A new solar system, installed in 2024, allows you to enjoy significant energy savings and reduced utility bills, making it an eco-friendly choice. The roof and vents were replaced in 2019 and comes with a transferable lifetime prorated manufacturer's warranty for added peace of mind. The home also features a Lennox high-efficiency furnace, washer, dryer, laundry sink, all installed in 2022, and a Whirlpool fridge and range both installed in 2020. This move-in-ready home offers a bright and spacious main floor with oversized windows that flood the living room and kitchen with natural light. The primary bedroom comfortably fits a king-sized bed, while the second bedroom is bright and perfect for kids, guests, or a home office. A well-maintained bright 4-piece bathroom completes the main floor. The basement which was professionally developed in 2024 with permits, adds valuable living space and is finished with luxury vinyl plank flooring throughout. Here you will find a large recreation room providing an excellent space for entertaining and relaxing as well as a spacious third bedroom, measuring almost 11x12 that offers a comfortable area for guests or a growing family. Also included is an elegant 4 piece bathroom, additional storage, an oversized laundry room with upgraded appliances and a dedicated cold storage room ideal for keeping food and beverages cool, while helping to reduce energy costs. The massive fe...

Bedroom 11.67 Ft x 10.92 Ft

4pc Bathroom 9.75 Ft x 8.92 Ft

Recreational, Games room 16.75 Ft x 11.50 Ft

Cold room 6.25 Ft x 5.08 Ft

Storage 8.33 Ft x 3.50 Ft

Storage 4.92 Ft x 3.58 Ft

Primary Bedroom 13.83 Ft x 10.17 Ft

Bedroom 10.50 Ft x 9.42 Ft

4pc Bathroom 7.00 Ft x 5.08 Ft

Living room 17.00 Ft x 12.50 Ft

Foyer 12.50 Ft x 4.17 Ft

Eat in kitchen 14.25 Ft x 10.50 Ft

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Listing Presented By:



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Laundry room 12.83 Ft x 10.92 Ft

Pantry 6.58 Ft x 1.75 Ft

Furnace 5.92 Ft x 5.83 Ft