



## 440 Foritana Road Calgary Alberta

\$564,900

Welcome to this stunning, fully renovated bungalow nestled in the heart of Forest Heights, a well-established and family-oriented community known for its mature trees, welcoming atmosphere, and unbeatable convenience. This impressive home sits on a massive lot and offers a rare combination of modern upgrades, income potential, and comfortable living space for a growing family. Boasting excellent curb appeal and a single attached garage with an extended driveway, the property is located just minutes from a wide range of amenities including schools, parks, playgrounds, shopping centers, public transportation, and major roadways—making it ideal for busy families, commuters, or investors. As you step inside, you'll immediately notice the fresh, contemporary finishes and the bright, open layout that creates a warm and inviting atmosphere throughout the main floor. The spacious living room is flooded with natural light through large windows, providing the perfect place to relax or entertain. Adjacent to the living space is a generous dining area that flows effortlessly into the fully updated kitchen, which features brand new cabinetry, sleek countertops, stainless steel appliances, and ample storage and prep space—perfect for home chefs and families who love to cook together. The main level also includes three sizable bedrooms, each with large closets and plenty of natural light, along with a beautifully renovated 4-piece bathroom showcasing modern fixtures and a clean, timeless design. Downstairs, the fully developed basement offers even more living space and incredible flexibility with its own separate entrance, making it ideal for a future illegal suite, multi-generational living, or a private space for guests or teenagers. The lower level includes a massive family room that can be customized as a home theatre, games room, or shared living area, along with two spacious...

Family room 10.75 Ft x 24.33 Ft

Bedroom 10.75 Ft x 13.42 Ft

Bedroom 12.67 Ft x 13.75 Ft

4pc Bathroom Measurements not available

Living room 13.00 Ft x 18.00 Ft

Kitchen 15.42 Ft x 12.25 Ft

Dining room 12.17 Ft x 8.83 Ft

Primary Bedroom 11.92 Ft x 9.92 Ft

Bedroom 9.25 Ft x 8.92 Ft

Bedroom 9.25 Ft x 8.92 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
Real Broker



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca