



## 620 55 Street Calgary Alberta

\$570,000

YOUR NEW HOME ... has been meticulously maintained, and RARE, you would only be the 3rd owner! Located on a family friendly street that was originally the show home street, you will be proud to call it home. With over 2000 sq ft of professional development, there is room for a growing family. The upgrades/renovations are rarely found in homes in this price range and include, but are not limited to: New siding, Central air conditioning, 80% of the windows are new and are triple glazed, granite counters, new high efficiency furnace and new duct work, instant hot water on demand, all new copper lines, underground irrigation system etc. The lower level has been recently complete, it was a labor of love, ALL PERMITS were acquired, a steel beam (engineered permits available) was installed to remove tele posts, giving it an excellent layout and with the oversized windows, the natural light is amazing, there is also insulation add in the ceiling to give that extra quiet sound barrier between floors. The laundry room is large enough that it could be designed into a 2nd kitchen should you need/want, the water lines are already installed. The huge bedroom in the lower level could easily be converted to 2 bedrooms, there are 2 large egress windows on each end of it. The upper level is nice and bright and has a large kitchen with modern white cabinets and granite counters. The dining room can host a large family gathering with a 6-8 place table, your guests will be sure to comment on the stunning crystal chandelier (replacement cost is over \$2,500). We also have engineers reports available if you would like to remove the wall in between the kitchen and living area. The garage is oversized 21x24, is heated (new furnace) and has a 60 amp panel to run your power equipment since it also has 220. There is a rear gate that opens and would enable you to park an RV. Sit in your back ya...

3pc Bathroom .00 Ft x .00 Ft  
 Laundry room 11.00 Ft x 7.42 Ft  
 Furnace 9.00 Ft x 7.83 Ft  
 Bedroom 23.50 Ft x 10.67 Ft  
 Family room 10.17 Ft x 15.25 Ft  
 4pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 14.33 Ft x 11.50 Ft  
 Dining room 9.58 Ft x 8.92 Ft  
 Living room 16.58 Ft x 13.42 Ft  
 Bedroom 12.33 Ft x 9.50 Ft  
 Other 14.33 Ft x 11.50 Ft

Listing Presented By:



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<http://LorraineBeale.ca>



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