



## 728 Aboyne Way Calgary Alberta

\$459,000

EXCELLENT OPPORTUNITY FOR FIRST-TIME HOME BUYERS! Presenting a beautiful and extensively renovated 2 Storey home in the highly sought-after community of Abbeydale. This stunning property is ideally situated near schools, parks, playgrounds, shopping centres, and public transportation, offering convenience and accessibility. The main level boasts a bright and spacious living room, a modern kitchen with an adjoining dining area, Half bathroom and an inviting atmosphere perfect for family gatherings with a front and backyard. There is also space to build a garage in the back. The upper level includes two generously sized bedrooms, a master bedroom with make-up vanity, and a full bathroom. The fully finished basement features a large family room, a full washroom, an additional bedroom, and a dedicated laundry area, providing almost 1900 sq ft of total living space ample space for relaxation and entertainment. Seize this exceptional opportunity--schedule your private viewing today by contacting your preferred realtor. (id:6769)

3pc Bathroom 10.75 Ft x 3.58 Ft  
Recreational, Games room 14.83 Ft x 14.50 Ft  
Bedroom 12.00 Ft x 10.75 Ft  
Laundry room 9.92 Ft x 7.67 Ft  
Furnace 8.75 Ft x 8.67 Ft  
2pc Bathroom 5.50 Ft x 5.25 Ft  
Living room 19.25 Ft x 12.00 Ft

Kitchen 12.08 Ft x 6.25 Ft  
Dining room 12.58 Ft x 8.42 Ft  
4pc Bathroom 11.67 Ft x 4.92 Ft  
Primary Bedroom 13.50 Ft x 12.08 Ft  
Bedroom 12.08 Ft x 9.00 Ft  
Bedroom 9.42 Ft x 8.08 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

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