



968 Abbotsford Drive Calgary Alberta

\$534,900

Priced to sell to the first viewer!!!(reduced 25k!!! Sept 9th) I guarantee you will be impressed the minute you walk in the door! YOU NEED TO COME AND SEE THIS PLACE!! This charming bungalow is full of character and curb appeal, offering a welcoming first impression the moment you arrive. Step inside to a bright front living room, where a striking stone-faced wood burning fireplace creates a cozy focal point. The spacious kitchen (reno 2015) is well-equipped with stainless steel appliances, generous counter space, and plenty of cabinetry for all your storage needs. The main floor hosts three comfortable bedrooms, including the primary suite, along with a full 4-piece bathroom (reno 2022). Downstairs, the fully developed lower level expands your living space with an additional bedroom, bathroom (2016 reno), and a large rec room--perfect for movie nights, hobbies, or a home gym. Outside, enjoy a large yard with a patio that's ideal for summer gatherings, plus the convenience of a detached garage and a custom built hot tub in 2019! Both garage and house roofs replaced 2016! A well-rounded home inside and out, this property is ready to welcome its next owners. (id:6769)

3pc Bathroom 4.92 Ft x 8.33 Ft

Bedroom 9.50 Ft x 12.83 Ft

Recreational, Games room 24.25 Ft x 35.92 Ft

4pc Bathroom 4.92 Ft x 7.83 Ft

Bedroom 10.75 Ft x 9.83 Ft

Bedroom 9.92 Ft x 9.75 Ft

Dining room 12.08 Ft x 11.58 Ft

Kitchen 12.00 Ft x 14.67 Ft

Living room 12.00 Ft x 14.42 Ft

Primary Bedroom 11.92 Ft x 12.75 Ft

Listing Presented By:



Originally Listed by:
Real Estate Professionals Inc.

<http://www.sherylthompson.ca/>



Real Estate Professionals Inc.

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

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