



103 Franklin Drive Calgary Alberta

\$575,000

Welcome home to this bright and inviting 3-level split with 4-BEDROOMS and a DOUBLE-DETACHED GARAGE in this established, tree-lined community close to schools, parks, shopping and everyday conveniences. The main level is open and light-filled, with newer VINYL PLANK FLOORING and FLAT CEILINGS throughout. A generous living room flows into the dining area and UPDATED KITCHEN, offering abundant white cabinetry, extensive counter space, a large centre island with GAS COOKTOP and STATEMENT HOOD FAN, plus a quiet Bosch dishwasher. From the kitchen and dining area, step directly onto the expansive deck and into the large SOUTH-FACING BACKYARD -perfect for summer dinners, entertaining or simply enjoying the sunshine. The yard features garden beds, a prolific apricot tree and a good-sized garden shed. A double detached garage with its own electrical panel and 220V service adds excellent functionality for parking, hobbies, a workshop or future EV needs. Upstairs are three bedrooms, including a spacious primary with convenient cheater access to the 4-piece main bath. The lower level offers even more flexibility, with warm maple hardwood flooring, a spacious fourth bedroom with its own 3-piece ensuite, and egress windows that bring in natural light. A large crawl space provides valuable additional storage. Practical updates include many replacement windows from 2010, triple-pane windows on the north side added in 2015, triple-pane bathroom windows, and front/rear storm doors from 2019, an upgraded electrical panel from 2010, hot water tank from 2017, and a roof replaced in 2011 with 30-year rated shingles. Fairview's central location is a major advantage. Fairview School and Le Roi Daniels are within the community, along with playgrounds, green spaces and neighbourhood walking routes. Chinook Centre, Deerfoot Meadows, restaurants and services are nearby, while quick access to

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Primary Bedroom 19.42 Ft x 15.42 Ft

Furnace 11.50 Ft x 10.75 Ft

3pc Bathroom 10.67 Ft x 8.50 Ft

Living room 18.67 Ft x 12.42 Ft

Dining room 11.75 Ft x 7.17 Ft

Kitchen 11.50 Ft x 11.50 Ft

Primary Bedroom 14.92 Ft x 11.42 Ft

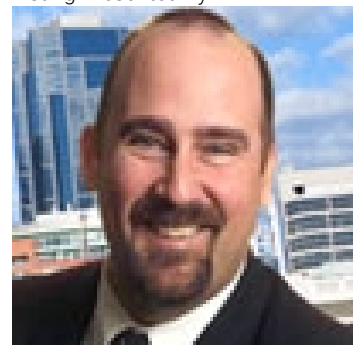
Bedroom 11.33 Ft x 12.42 Ft

Bedroom 9.00 Ft x 9.00 Ft

4pc Bathroom 7.83 Ft x 5.00 Ft

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Listing Presented By:



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