

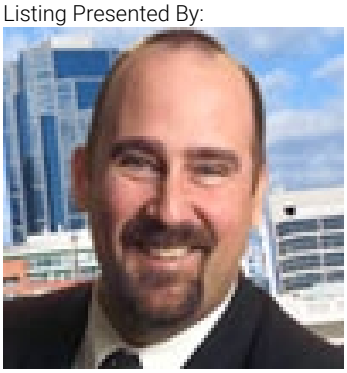
103 Franklin Drive Calgary Alberta

$565,000

Looking for a DETACHED home with room to grow, a big backyard and a double garage - without moving to the edge of the city? Welcome to this bright and inviting 4-bedroom, 2-bathroom home in established Fairview, offering flexible living, thoughtful updates and an exceptionally convenient central location. Step inside to a light-filled main level with newer vinyl plank flooring, flat ceilings and an easy flow between the living, dining and kitchen spaces. The updated kitchen is a standout, with abundant white cabinetry, generous counter space, a large centre island with gas cooktop and statement hood fan, plus a quiet Bosch dishwasher. From the dining and kitchen area, step directly onto the expansive deck and into the sunny SOUTH-FACING backyard - ideal for summer dinners, gardening, kids or pets. An established apricot tree, garden beds and a good-sized garden shed add character and function. UPSTAIRS, all THREE BEDROOMS are together - an increasingly hard-to-find feature for young families - including a spacious primary with convenient cheater access to the 4-piece bath. The lower level gives this home something different: a SECOND LIVING ZONE. Finished with warm maple HARDWOOD (2015), it offers a spacious fourth bedroom/family room with its own 3-piece ensuite (2015), built-in workspace and good size windows. Use it as a private guest area, teen retreat, home office, media room or flexible space that evolves with your needs. A large crawlspace provides excellent storage. Outside, the DOUBLE DETACHED GARAGE has its own electrical panel. Practical UPDATES include replacement WINDOWS (2010), including TRIPLE-PANE WINDOWS on the north side (2015) and in bathrooms (2019), NEW STORM DOORS, UPDATED ELECTRICAL PANEL (2010), and a roof replaced with 30-year rated shingles (2011). Fairview makes everyday life easy. Schools, parks and playgrounds are close by, while Chinoo...

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

Listing Presented By:



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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca