

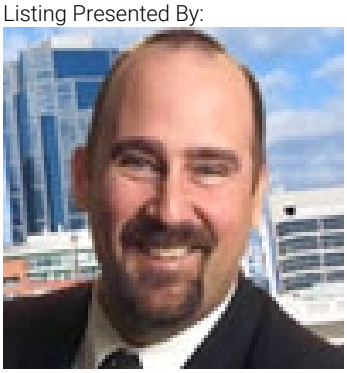
120 Aboyne Place Calgary Alberta

$375,000

Welcome to 120 Aboyne Place NE! A wonderful family home and a fantastic opportunity for first-time buyers, young families, or investors looking for a property that offers something increasingly hard to find in the city: a massive pie-shaped backyard backing directly onto greenspace and a playground.Inside, this charming 2-storey semi-detached home offers over 1,100 sq. ft. above grade with a practical and comfortable layout. The main floor features a good-sized kitchen and dining area, with patio doors opening directly onto the oversized backyard, making it easy to enjoy the outdoor space throughout the warmer months. Completing the main floor of the home is a large living room for hosting friends and family, updated with manufactured hardwood flooring, and a 2 piece bathroom. Upstairs, you'll find new carpet throughout the upper level and stairs, a spacious primary bedroom, two good-sized secondary bedrooms, and a full 4-piece bathroom. The fully developed basement adds even more usable living space with a recreation room, an additional flex room that could work perfectly as a home office, gym, hobby room, or guest space, plus a generous amount of storage and a dedicated laundry area.Outside is where this property really stands out. The huge pie-shaped backyard opens up dramatically behind the home, offering an incredible amount of space for kids to play, pets to roam, gardening, entertaining, or creating your own future outdoor living area or firepit space. Mature trees add privacy and character, while the direct connection to greenspace and a playground creates a wonderful extension of the yard and an ideal setting for family life.Parking for two vehicles is conveniently located right in front of the home, and the property is tucked away at the end of a quiet cul-de-sac with very little traffic. The low-maintenance landscaped front yard adds to the curb appeal, ...

Recreational, Games room 14.50 Ft x 12.25 Ft
Den 11.42 Ft x 8.08 Ft
Furnace 14.58 Ft x 10.75 Ft
Living room 15.00 Ft x 13.17 Ft
Kitchen 11.25 Ft x 9.00 Ft
Dining room 11.58 Ft x 9.00 Ft
Foyer 3.83 Ft x 3.67 Ft
2pc Bathroom 5.92 Ft x 4.42 Ft
Primary Bedroom 13.17 Ft x 10.83 Ft
Bedroom 9.75 Ft x 7.92 Ft
Bedroom 10.50 Ft x 8.92 Ft
4pc Bathroom 8.92 Ft x 4.92 Ft

Listing Presented By:



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