

2529 Sable Drive Calgary Alberta

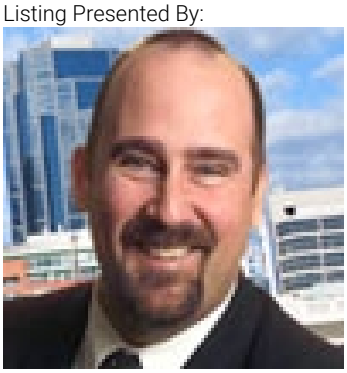
$574,900

****LEGAL REGISTERED BASEMENT SUITE**** OVERSIZED 2.5 CAR GARAGE****BUNGALOW****Nestled on a quiet, mature tree-lined street, this updated 4 bedroom 2 bath bungalow has been upgraded through the years and offers the perfect blend of character, functionality, and income potential. Situated on a generous 50' x 110' lot with a sunny west-facing backyard, the property features an oversized 2.5 detached garage, mature trees, shrubs, a 12' x 16' deck, fenced & gated RV storage (or large dog run), with plenty of room for kids and gardens in the backyard. The charming hedged-in front yard includes a mini-orchard with various fruit trees and inviting patio space. Inside, the open-concept main floor showcases gorgeous original refinished original hardwood flooring (they don't build them like this anymore!), a custom granite-topped island, freshly painted interior, and a stunning original plaster ceiling in the living room. The spacious primary bedroom features a walk-in closet, while both updated 4-piece bathrooms offer floor-to-ceiling tile finishes. This is a 'no carpet' home with hardwood, tile, and laminate flooring throughout.Downstairs, you'll find a Legal Registered 1-bedroom basement suite featuring a large kitchen & dining area with modern maple cabinetry and butcher block counters, full 4 piece bath and living room area with huge storage closet. Other features include smooth ceilings & loads of pot lights, mudroom area, common laundry, abundant storage, and a workshop area. The separate entrance makes it an ideal mortgage helper or multigenerational living opportunity. Major updates include a newer roof, fascia and soffits, exterior paint, vinyl windows, high-efficiency furnace, and a 2025 hot water tank. The oversized 2.5-car detached garage provides ample space for vehicles, a workshop, motorbikes, or additional storage. Enjoy an unbeatable location just a 2-minu...

Foyer 12.33 Ft x 8.00 Ft
Family room 12.33 Ft x 11.00 Ft
Kitchen 11.00 Ft x 7.83 Ft
Dining room 11.08 Ft x 8.58 Ft
Bedroom 11.33 Ft x 7.67 Ft
4pc Bathroom 7.42 Ft x 4.92 Ft

Kitchen 13.67 Ft x 12.58 Ft
Dining room 9.17 Ft x 8.00 Ft
Primary Bedroom 11.17 Ft x 11.08 Ft
Other 7.67 Ft x 4.08 Ft
Bedroom 9.58 Ft x 8.75 Ft
Bedroom 11.08 Ft x 8.08 Ft

Listing Presented By:



Originally Listed by:
RE/MAX First

RE/MAX Realty Professionals

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Storage 12.08 Ft x 3.08 Ft

Laundry room 16.67 Ft x 11.67 Ft

Living room 14.58 Ft x 13.58 Ft

Foyer 6.00 Ft x 3.92 Ft

4pc Bathroom 9.08 Ft x 4.92 Ft