



## 623 Aboyne Crescent Calgary Alberta

\$375,000

Welcome to your dream home in the heart of Abbeydale! This stunning bungalow home offers a blend of modern eclectic decor and timeless family home layout. With its spacious floorplan, this property is perfect for YOU right NOW. As you approach the residence, you'll immediately notice its attractive curb appeal. Upon entering the house, you'll be greeted by an inviting and open atmosphere. The main level features an open-concept that seamlessly connects the living, dining, and kitchen areas. The large windows and custom skylights flood the space with natural light, creating sunshiney good vibes all day long. The living room is set up perfectly for relaxation or entertaining. The main level is also home to three generously sized bedrooms, including the primary bedroom. The additional bedrooms are perfect for children, guests, or even a home office, providing versatility to suit your specific needs. The lower level of the home features a separate entrance and a large rec room or family room. Here, you'll find an additional room with a window and a full bathroom with porcelain tile and stand-up shower. There's a kitchenette space perfect for short term guests or an independent living arrangement. The house has been tastefully updated with newer laminate flooring throughout; allergy friendly hard surface flooring with no carpet anywhere. One of a kind kitchen with unique tile back splash, updated counter tops, newer appliances, and a large eating nook with ceiling fan. The super family size kitchen is perfect for cooking and baking. There's even room for a wheeled kitchen island or appliance cart. Large pantry closet. The house is well maintained and has a brand new high efficiency furnace and upgraded windows for energy efficiency. Good condition roof. Situated on a quiet street in the heart of Abbeydale. It is walking distance to school, bus stop, and playgrounds. Nearb...

Den 4.50 M x 4.00 M

3pc Bathroom 3.00 M x 1.40 M

Recreational, Games room 7.00 M x 5.50 M

Other 1.60 M x 1.50 M

Furnace 4.70 M x 2.30 M

Storage 3.60 M x 1.70 M

Living room 4.50 M x 3.70 M

Dining room 3.30 M x 2.40 M

Kitchen 4.60 M x 2.40 M

Primary Bedroom 4.60 M x 3.20 M

Bedroom 3.60 M x 2.60 M

Bedroom 3.20 M x 2.70 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
2% REALTY

<http://2percentproperty.com>

**RE/MAX Realty Professionals**

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

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

Other 2.20 M x 2.10 M  
Other 1.70 M x 1.40 M

4pc Bathroom 2.60 M x 1.40 M