



## 623 Radcliffe Road Calgary Alberta

\$575,000

Welcome to the centrally located community of Radisson Heights! This beautifully renovated bungalow is situated on a corner lot in a quiet cul-de-sac, conveniently located within walking distance to parks, greenspace, tennis courts, and schools of all grades. Plenty of upgrades have gone into this home including central AC, a new double garage, renovated bathrooms, designer light fixtures, custom millwork like crown moulding, shiplap, and wainscoting throughout, and new fencing, deck and landscaping! As soon as you set foot into the home you're greeted by attractive LVP flooring. The main floor offers an open and functional design with modern finishes. The living room is incredibly bright, with natural sunlight flowing in from the south exposure, and features a wood-burning fireplace with brick surround and mantle. The large eat-in kitchen boasts stainless steel appliances, plenty of cabinet & counter space, flexibility for an island addition, and a lovely farm sink overlooking the back yard. There are three bedrooms on this level. The primary features an updated half bath ensuite, and roomy closet with stylish barn doors. The main, 4-piece bathroom has been completely updated with hexagon tile floors and attractive, trending finishings! The backyard has so much outdoor living space, perfect for entertaining and lounging on the massive custom deck, or at the firepit. The side yard can be used as a dog run, or repurposed to suit your lifestyle. The lower level of the home is finished to be consistent with the main floor's aesthetic. It has incredible potential for an income generating suite (subject to City approval). It's currently setup as a massive rec room which is perfect for a media, hobby, or play area, and includes a bar, laundry, and a 3-piece bathroom. There are two additional rooms that can be used as a den, workout area, or even additional...

3pc Bathroom 5.08 Ft x 7.67 Ft

Den 7.00 Ft x 14.08 Ft

Exercise room 8.25 Ft x 14.08 Ft

Recreational, Games room 27.83 Ft x 27.08 Ft

Furnace 13.08 Ft x 10.42 Ft

2pc Bathroom 5.00 Ft x 4.17 Ft

Bedroom 10.58 Ft x 10.67 Ft

Bedroom 13.92 Ft x 8.83 Ft

Dining room 6.83 Ft x 6.75 Ft

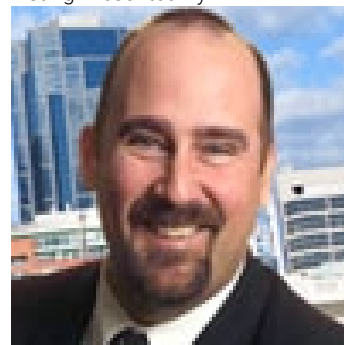
Foyer 10.67 Ft x 4.25 Ft

Kitchen 14.25 Ft x 12.25 Ft

Living room 12.67 Ft x 19.00 Ft

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

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

4pc Bathroom 5.00 Ft x 7.33 Ft

Primary Bedroom 10.67 Ft x 15.17 Ft