



## 6232 Dalmarnock Crescent Calgary Alberta

\$715,900

Welcome to this charming 4-level split, perfectly situated in the fabulous family community of Dalhousie. As you step inside, you'll immediately notice the abundance of natural light that fills the house, creating a warm and welcoming atmosphere. The living room features large windows, providing a bright and cheerful setting for relaxation. The dining room is seamlessly open to the front living room, making it ideal for entertaining guests and family gatherings. The oversized eat-in kitchen is a delightful space, also with large windows offering an open feeling. It is open to the breakfast nook, where you can enjoy your morning coffee bathed in sunlight. Also included is a formal dining area for hosting! Head out to the backyard, which features a double detached garage and a patio space perfect for outdoor dining. Four of the 5 bedrooms are above grade in this home! The lower level also has a recreation room plus a bedroom and office, plus tons of storage areas in the basement. This home has a newer high efficiency , a newer hot water tank (6 years old), a newer roof (approx. 8 years old) and upgraded vinyl windows (except for basement) The location is incredibly convenient, being close to Co-op, schools, the CT Train station, and Northland Mall, offering easy access to shopping, transportation, and amenities. Pride of ownership is seen throughout this exceptionally maintained residence. Schedule a showing today and imagine yourself living in this picture-perfect home! (id:6769)

4pc Bathroom 10.00 Ft x 5.08 Ft

Bedroom 12.00 Ft x 8.83 Ft

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Primary Bedroom 14.83 Ft x 11.50 Ft

4pc Bathroom 6.75 Ft x 6.17 Ft

Bedroom 15.50 Ft x 12.83 Ft

Den 14.67 Ft x 6.67 Ft

Recreational, Games room 18.50 Ft x 11.83 Ft

Furnace 11.50 Ft x 11.50 Ft

2pc Bathroom 6.58 Ft x 3.67 Ft

Bedroom 13.50 Ft x 11.42 Ft

Breakfast 13.75 Ft x 9.08 Ft

Dining room 10.92 Ft x 10.00 Ft

Family room 18.58 Ft x 14.08 Ft

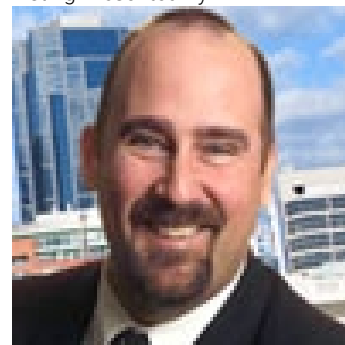
Foyer 8.00 Ft x 6.75 Ft

Kitchen 18.25 Ft x 11.50 Ft

Living room 13.42 Ft x 11.50 Ft

Other 7.58 Ft x 6.58 Ft

Listing Presented By:



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