

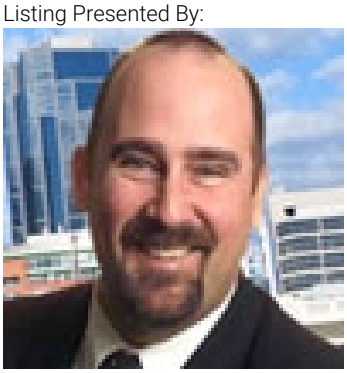
74 San Diego Manor Calgary Alberta

$530,000

Proudly offered by the original owners, this beautifully maintained and fully developed bi-level home showcases exceptional pride of ownership throughout. Featuring 5 bedrooms, 3 full bathrooms, and over 2,000 sq. ft. of developed living space, this property offers plenty of room for growing families, multi-generational living, or those who simply appreciate extra space. Upon entering, you'll be welcomed by a spacious foyer with an open view up toward the bright kitchen, living room, and dining room area. The primary bedroom is a private retreat, complete with a 5-piece ensuite and patio doors leading to a lovely rear deck overlooking the backyard. Two additional bedrooms and a 4-piece bathroom complete the main level. The kitchen is both functional and inviting, offering ample cabinetry, a corner pantry, generous counter space, and a convenient breakfast bar. A large movable island provides additional storage and dining space and is included with the home. From the dining area, patio doors open to a sunny south-facing side deck with access to the low-maintenance backyard. Designed for easy upkeep, the backyard features extensive concrete finishing, newer vinyl fencing, and two storage sheds, including one with pass-through access to the paved back lane. The fully developed basement offers outstanding additional living space, including a spacious recreation room complete with a pool table and shuffleboard (both included), two more bedrooms, a full bathroom, and excellent storage areas. A separate walk-up entrance provides potential for basement development changes, subject to City approval. Major updates include the roof and hot water tank replaced in 2017. The furnace has been regularly serviced through a maintenance program, with the furnace motor recently replaced, providing added peace of mind. The heated attached double garage has been thoughtfully maintained ...

Recreational, Games room 19.67 Ft x 17.83 Ft
Bedroom 9.42 Ft x 8.42 Ft
Bedroom 8.42 Ft x 7.67 Ft
4pc Bathroom 6.58 Ft x 4.83 Ft
Laundry room 9.83 Ft x 9.75 Ft
Living room 11.33 Ft x 11.00 Ft
Kitchen 12.50 Ft x 10.33 Ft
Dining room 10.83 Ft x 9.00 Ft
Primary Bedroom 13.42 Ft x 10.00 Ft
5pc Bathroom 8.83 Ft x 4.92 Ft
Bedroom 9.58 Ft x 7.33 Ft
Bedroom 9.67 Ft x 7.83 Ft
Foyer 8.17 Ft x 7.42 Ft
4pc Bathroom 7.83 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
KIC Realty

RE/MAX Realty Professionals

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