



## 8603 Ashworth Road Calgary Alberta

\$664,900

This well-cared-for bungalow offers a welcoming layout and practical upgrades in a location that's hard to beat. Step into a defined foyer with space for coats and shoes before moving up into a sun-filled living room, where large windows and original hardwood floors create a bright, comfortable space ideal for everyday living or entertaining. Down the hall are three bedrooms, including two generous secondary rooms with closets and great natural light, plus a full bathroom with a skylight, linoleum flooring, and convenient access from the hallway. The primary bedroom is set apart for privacy, featuring a ceiling fan, a 2-piece ensuite, and sliding doors that open directly to the backyard. The kitchen and dining area offer excellent functionality with ample cabinetry, a movable island for added prep space, full-size appliances including a wall oven and microwave, an electric cooktop, a nearly new dishwasher, and a recently replaced fridge. Sliding doors off the dining area lead to the deck, bringing in more light and making indoor-outdoor living easy. The fully finished basement expands your living space with a large recreation room, built-in storage, a cozy gas fireplace, and a Murphy bed for guests that tucks away when not in use. A combined utility and laundry room includes a newer washer, a 3-piece bathroom, and flexible space for storage or hobbies. Outside, the fully fenced backyard is thoughtfully landscaped with a deck, fire pit, stone pathways, underground sprinklers, and easy access to the oversized detached garage (22' by 23'5"). A paved alleyway provides convenience for garage access. As an additional perk, the garage roof was replaced just 2-3 years ago. Additional highlights include full-house air conditioning, recently cleaned carpets, tile and wood flooring where practical, and close proximity to public and charter schools, IKEA, Costco, and everyday ...

3pc Bathroom 10.67 Ft x 7.33 Ft

Recreational, Games room 25.75 Ft x 37.92 Ft

Bedroom 10.42 Ft x 8.50 Ft

Bedroom 10.33 Ft x 8.67 Ft

Dining room 7.50 Ft x 12.92 Ft

Kitchen 12.75 Ft x 16.75 Ft

Living room 15.75 Ft x 16.58 Ft

Primary Bedroom 10.92 Ft x 11.25 Ft

4pc Bathroom 6.33 Ft x 7.00 Ft

2pc Bathroom 4.08 Ft x 7.00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Realty Professionals

<http://www.burtonhometeam.com/>

**RE/MAX Realty Professionals**

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

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