

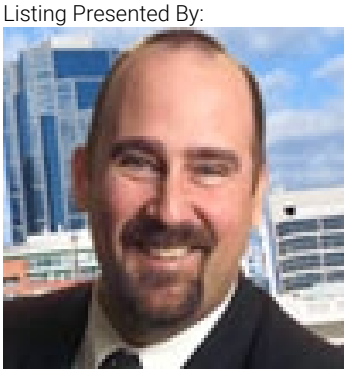
9 Foxwell Road Calgary Alberta

$709,000

Welcome to Fairview, one of Calgary's most conveniently located communities, where mature trees, quiet streets and established homes create a neighbourhood people love to call home. This beautifully maintained 4-bedroom, 2-bathroom property offers a functional floor plan, thoughtful upgrades and a backyard with plenty of room to enjoy.From the moment you arrive, the pride of ownership is easy to see. The freshly painted exterior, manicured lawn, mature trees and established privacy hedge create beautiful curb appeal. Inside, large windows bring in plenty of natural light, creating a warm and welcoming atmosphere. This home stands out with its spacious living and dining areas. The kitchen features quartz countertops, generous cabinetry, plenty of counter space and pantry storage with a large window overlooking the backyard.Upstairs, you'll find three generously sized bedrooms and a beautifully updated 4-piece bathroom. The professionally renovated lower level adds valuable living space, including a fourth bedroom currently used as the primary with an adjoining bathroom, a comfortable second living room, dedicated office space and laundry.The backyard is a standout feature. With plenty of space and privacy for children and pets to play, gardening, summer barbecues, or simply relaxing outdoors, it's a yard that can be enjoyed in so many ways.This home has also benefited from numerous improvements, including new fascia and eavestroughs (2025), a new roof (2020), foam insulation along the basement exterior walls and joists, a professionally renovated basement, replacement interior bedroom and closet doors, and garage improvements including insulation, drywall, heating and a new door. Fairview is often described as a hidden gem, and its location is a big reason why. With convenient access to Deerfoot Trail, Blackfoot Trail, Macleod Trail and Glenmore Trail, getting aroun...

Primary Bedroom 15.33 Ft x 11.75 Ft
Bedroom 11.75 Ft x 8.00 Ft
Bedroom 9.83 Ft x 12.83 Ft
4pc Bathroom Measurements not available
Bedroom 11.83 Ft x 10.08 Ft
Laundry room 5.92 Ft x 6.58 Ft
Office 5.00 Ft x 6.33 Ft
Recreational, Games room 8.83 Ft x 18.42 Ft
4pc Bathroom Measurements not available
Dining room 9.33 Ft x 12.42 Ft
Kitchen 13.00 Ft x 12.00 Ft
Living room 15.33 Ft x 20.83 Ft

Listing Presented By:



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