



# 96 Abberfield Crescent Calgary Alberta

\$514,900

Tucked away on a quiet street in the heart of Abbeydale, this inviting 2-storey home welcomes you with warmth, light, and thoughtfully designed spaces that make everyday living feel effortless. This home has great curb appeal, with the convenience of a front driveway and an oversized heated rear double garage with a South back yard and all this just located kitty corner to the tot park. Approaching you'll notice there's a GOVEE lighting package on the exterior front, recently installed shingles, hardy board siding, soffit, fascia and eavestroughs and a welcoming porch :) Once inside you're gonna love the layout of this 2 storey home as it has a looped floor plan. leading to the breakfast nook area with a bay window leading to the bright welcoming kitchen where crisp white cabinetry, classic subway tile, and generous counter and cupboard space make cooking and gathering a pleasure. Sunlight pours into the adjoining dining area through oversized windows and patio door leading to the sunny south facing deck creating a cheerful space for family meals and morning coffee. The spacious living room is filled with natural light --perfect for relaxing, entertaining, or unwinding after a long day. There's a convenient main-floor half bath and side entrance complete this level. Upstairs, the comfortable primary bedroom offers his-and-her closets, while two additional well-sized bedrooms provide flexible space for children, guests, or a home office. A full 4-piece bathroom completes the upper floor. The fully finished basement expands your living space with endless possibilities--movie nights, a playroom, or a cozy family retreat. A spa-inspired 4-piece bathroom adds a touch of luxury with a deep jetted soaker tub, heated floors and a glass stand-up double shower, and ample storage. Rounding out the home are features that add long-term value and peace of mind: newer shingles on th...

Primary Bedroom 10.17 Ft x 12.08 Ft  
 Bedroom 9.92 Ft x 12.75 Ft  
 Bedroom 8.92 Ft x 12.75 Ft  
 4pc Bathroom 5.08 Ft x 9.42 Ft  
 Family room 20.08 Ft x 15.42 Ft  
 Furnace 7.33 Ft x 12.42 Ft

Living room 19.25 Ft x 12.75 Ft  
 Kitchen 8.58 Ft x 11.33 Ft  
 Dining room 8.58 Ft x 7.50 Ft  
 Other 7.00 Ft x 4.08 Ft  
 Foyer 7.33 Ft x 13.00 Ft  
 2pc Bathroom 5.00 Ft x 9.00 Ft

Listing Presented By:



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<http://patrickhospes.com/>

**RE/MAX Realty Professionals**

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

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

