

1191 Abbeydale Drive NE
Calgary, Alberta

MLS # A2204239



\$489,900

Division:	Abbeydale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,164 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Storage		

Inclusions: None

5 BEDROOMS | 2 1/2 BATHROOMS | 4-LEVEL SPLIT | 2,200 SQFT OF LIVING SPACE | DOUBLE DETACHED GARAGE | Situated in the vibrant community of Abbeydale, this spacious 5 bedroom, 2.5 bathroom 4-level split home offers over 2,200 sqft of living space. The main floor features a bright and open living area with large windows, leading into an attached dining room and functional kitchen with ample cabinetry and space for an eating area. You will enjoy the kitchen window overlooking the backyard. Just a few steps up, the upper level boasts a primary bedroom with a private 2-piece ensuite, along with two additional bedrooms with closets and a 4-piece bathroom. The lower level offers a cozy family room with a brick-faced wood fireplace, fourth bedroom that can also be used as an office or flex space and updated 4-piece bathroom. The fully finished basement provides even more living space with a large recreation room, fifth bedroom, and laundry. Throughout the home there is an abundance of closets and storage space to keep your personal items out of sight. The convenient mudroom on the main level leads to a spacious back deck with bbq gas line, perfect for entertaining. This home also includes a large fully fenced backyard and double detached heated garage with alley access. Book your showing today and make this home yours! Photos are virtually staged and are not an accurate depiction of current property.