



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**4307 Dovercrest Drive
Calgary, Alberta**

MLS # A2217129



\$570,000

Division:	Dover		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,026 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Irregular Lot, Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: N/A

Welcome to this incredible home and opportunity! Located right across from Dover Park and on a playground zone this home is perfect for families, pet owners and anyone in between. With two separate entrances as well, this home provides additional income with its charming illegal basement suite, with main floor living for new owners. On the main floor you have a large wide open space for the living area, a fantastic kitchen space with stainless steel appliances, quartz counters and a separate island for even more counter space. Off of the kitchen is your private deck with a BBQ gas hookup and access to the private yard. In the back you'll find the detached double garage, and a small shed that have both recently been repainted. To finish off the main floor down the hall, you'll find the primary bedroom with its 3-piece ensuite bath, and across is the secondary bedroom and the main bathroom in between. As you go into the basement suite there will be the separate entrance that acts as mudroom with a closet for all your coats and shoes. As you continue down you'll find a beautiful layout with more than enough living space with a wood burning fireplace attached to the outfitted kitchen and dining room. Down the hall you'll find the laundry room, extra storage space and both bedrooms on the end with the main bathroom at the end. Open House Sunday (June 8, 12p.m.-3p.m.)