



**GRASSROOTS**  
REALTY GROUP

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

**7424 Fleetwood Drive SE**  
**Calgary, Alberta**

**MLS # A2220440**



**\$659,900**

<b>Division:</b>	Fairview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,076 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Granite Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** Electric Stove (Convection cycle in oven as is), Small storage box (Back of garage)

This fully finished and updated bungalow located in the well established, family friendly community of Fairview offers you a perfect blend of urban convenience and suburban tranquility. Situated on a tree lined street this well maintained home offers charming curb appeal reminiscent of the 1950s suburbia when this neighbourhood was established. They just don't make them like this anymore. Having said that, you will appreciate the bright, fresh and modern feel of this updated home as soon as you step inside. Not to mention the comfort and luxury of central air conditioning. The open concept layout features a spacious living area with a huge front window allowing for tons of natural light. A fun and unique breakfast bar between the kitchen and living area adds both architectural interest and practicality with the extra seating it provides. Beautiful glass tile backsplash, stainless steel appliances, granite counters and updated lighting are some of the kitchen upgrades. You'll also love the rich hardwood flooring and updated baseboards & doors throughout. The main floor offers 3 bedrooms in total all with modern frosted glass closet doors. The main bath comes complete with granite counters and a tub with tile surround and glass block window for light. Expand your living space in the fully finished lower level where you'll find a great sized rec room featuring an electric fireplace that looks like an old fashioned wood stove. A 4th bedroom, 2 pc bath and ample storage space including laundry round out this level. Be ready to enjoy summer in this amazing East facing backyard with 2 tiered landscaping, raised planters, a ground level deck and tons of towering trees and lush landscaping. You'll also appreciate the convenience of a natural gas line to the deck for your grill or fire table as well as a gas line to your single detached garage. There is back

alley access and plenty of parking for extra cars or even an RV. You get to benefit from the behind the scenes updates that have been made to this home so that you don't have to worry about a thing. These include a water softener, high efficiency furnace, new hot water tank (2018,) new shingles (2021,) new triple pane front windows and double pane back & side windows. You can just move right in and enjoy. Fairview offers convenient access to transit, major roadways, shopping, restaurants and all amenities. It is also located in a favourable school district with a number of reputable schools in close proximity including Fairview, Acadia, St. Cecilia and Le Roi Daniels. Don't wait to take a tour of this terrific home.