



GRASSROOTS
REALTY GROUP

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3248 Dovercliffe Road SE
Calgary, Alberta

MLS # A2225572



\$565,000

Division:	Dover		
Type:	Residential/House		
Style:	Bungalow		
Size:	911 sq.ft.	Age:	1970 (55 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Laminate, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Separate/Exterior Entry, Finished, Full, Suite
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Quartz Counters, See Remarks, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: NA

FULLY RENOVATED|5 BEDROOMS|BASEMENT IIIEGAL SUITE|OVER-SIZED DOUBLE GARAGE Nestled in the heart of Dover, located on a quiet street this fully renovated (2023) bungalow offers a perfect blend of modern design and cozy charm. As you walk through the living space, notice the fresh, modern flooring beneath your feet, guiding you into a sleek kitchen with stainless steel appliances, quartz countertops, and new cabinetry. Many newer upgrades include: Pex plumbing, all Windows including Egress basement windows, Furnace, Hot Water Tank, paint, Vinyl Plank on main floor and Laminate flooring in basement! The fully renovated basement has an illegal suite w/ separate entrance, offering 2 more bedrooms, 4pc bath, living area, a fully equipped kitchen/dining area with quartz counter-tops, and a white appliance package. Shared laundry round out the lower level. Outside this home you will find a nice backyard for summer entertaining. Fully fenced w/ space for a play center, this yard will be enjoyed for years to come. This home includes a 2023 Built OVER-SIZED Double Garage w/ 240v and gas line for future heating. It also offers a convenient location, with quick access to parks, playground, schools, & shopping. Simply move in & start making new memories w/ your Family in this TURN-KEY Home!