



GRASSROOTS
REALTY GROUP

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1719 58 Street NE
Calgary, Alberta

MLS # A2231244



\$645,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Pineridge | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,197 sq.ft. | Age: | 1974 (51 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Rectangular Lot | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Aluminum Siding , Brick, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Kitchen Island, Open Floorplan | | |

Inclusions: Shed

From the moment you arrive, you'll notice the pride of ownership throughout. This home has been immaculately cared for and thoughtfully updated. The roof is only 4 years old, and you'll love the brand new front and back doors, as well as new windows through out the house that provide energy efficiency with 25 installation warranty.. Step inside to a bright and beautifully opened-concept layout that flows seamlessly across all four developed levels. The updated kitchen features newer appliances and connects effortlessly to the spacious living and dining area- ideal for the family gatherings or entertaining. The upper level has 3 spacious bedrooms along with a 2 piece bathroom off the master .Enjoy summer evenings on the new deck, overlooking freshly laid sod and brand new fence that offers both privacy and a perfect setting for kids or pets. With everything done including newer mechanically and tastefully finishings- this home is truly move-in ready.