



GRASSROOTS
REALTY GROUP

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519 Dalcastle Mews NW
Calgary, Alberta

MLS # A2237641



\$850,000

Division:	Dalhousie		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,950 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Driveway, Insulated, Oversized, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Many Trees, Pie Shaped Lot, Underground		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Storage, Wet Bar		

Inclusions: Pool Table & Cues/Balls, Alarm Equipment Without a Contract, Stove in Basement

Original owners (46+ years) of this 1979 Melcor home are moving on! This = perfect chance for NEW buyers to enjoy this amazing home! Dalhousie has a well-established feel with mature trees, manicured streets+it's family friendly. Builder added 2 ft on the back for this popular home model in Dalhousie. HUGE lot = 7610 sq ft pie shape (no back lane)-quiet Cul-De-Sac! OVERSIZED drywalled/insulated double garage PLUS owners paid to add extra paving on front, adding to driveway/beside home=RV storage + you can easily park 6 cars! 1950+ sq ft above grade PLUS developed basement. 3 beds up PLUS office on mnlevel = 4 beds above grade. Blooming Peonies greet you-as you walk up to SW facing front door. Sprinkler/irrigation system helps keep lawn & plants watered & looking great! Enter home & instantly recognize the pride of ownership throughout. These owners loved - & "lovingly" looked after - this great home! Living/dining area enjoys that SW light. Kitchen/Nook & family room (more gleaming HW!) = heart of the home. Imagine creating NEW memories here with your family!? Transition directly out to your large backyard. Perfect deck space+gas line for BBQ makes entertaining outside easy! Enjoy WOOD burning fireplace on those chilly nights. Wood panelling has become POPULAR again! Mn floor laundry, 2 piece bath (sellers say possible to add a shower here where closet is if you need full bath on this level!) Side Door that transitions directly outside-great for dogs & kids! Direct access to attached garage-perfect for bringing in groceries or suitcases. Office (or 4th bedroom) w/hardwood floors completes this main level. Transition to the second level-3 bedrooms - ALL w/Hardwood floors & shutters! Primary offers 3 piece ensuite. 4 piece bath services other two rooms. Basement development offers MORE space! Hang out and play pool. Entertain with your bar/sink

area. Enjoy the gas stove in this cozy area & watch a movie....did I mention all the "bonus" space?! SO much storage, area for woodworking or small shop, sink in mechanical room, craft room? These owners took care of their home. Most windows changed out, newer roof shingles, 2 new furnaces 2018, HWT 2017, Newer garage door opener. Vacuflo installed 4 yrs ago! When something needed attention-it was done properly! Dalhousie community center hosts wide range of programs & events for all ages=preschool, after-school programs, summer camps, various fitness/hobby classes. Community association organizes events like farmers' markets, concerts, winter carnivals & more. Located near Nose Hill Park, providing easy access to green spaces/pathways. Well-connected to major roads like Shaganappi Trail & Crowchild Trail=makes it easy to get around Calgary & beyond. Great public transportation-Dalhousie LRT and bus stop mins away. Close to U of C, SAIT, Foothills Hospital, Children's Hospital. Easy access to shopping, restaurants, amenities. Off leash dog park easy 15 min walk. Buy today & get kids registered for 2025 school year!