



GRASSROOTS
REALTY GROUP

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4 Dovista Court SE
Calgary, Alberta

MLS # A2242147



\$375,000

Division:	Dover		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	957 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot, Irregular Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 408
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d29
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions: Appliances sold in "as is" condition.

Excellent corner location backing onto a greenspace in popular "Dovista Court" with mature trees. Adult 40+ villa complex surrounded by a green space. Stepping into the entry you'll appreciate the open concept with an abundance of natural light from the west exposure bay window and the bay window in the dining room. Gleaming hardwood floors, oak railings and woodwork throughout the main floor. Spacious dining room can accommodate a full-size dining suite – great for larger family gatherings. Bright and open, country-style kitchen with plenty of cabinets and countertop space which has an east facing window and glass garden door to the large deck – room for a table & chairs to enjoy a coffee and the morning sun. Primary bedroom and cozy second bedroom (could be used for a home office), and a 4-piece bathroom completes the main floor. The lower level is partially completed with 2 guest rooms, 3-piece bathroom and plenty of storage space. Excellent potential to finish a family room area. Recent (2016) upgrades include: newer windows, roof shingles, hot water tank, hardwood flooring, upgraded Hunter Douglas top-down/bottom-up blinds and a ceiling fan in the dining room. Dovista Court is conveniently located close to transit, parks, ridge pathways and shopping. Smoke-free, cat-free home (pets allowed with Board approval). Owners looking for longer possession date, mostly likely in December. Great home! Great value!