



GRASSROOTS
REALTY GROUP

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803 Forlee Drive SE
Calgary, Alberta

MLS # A2249645



\$599,900

Division:	Forest Heights		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,215 sq.ft.	Age:	1966 (59 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This is BY FAR THE BEST HOUSE IN THE WHOLE EAST SIDE OF CALGARY - 803 Forlee Drive SE - an unbelievable single family detached home locate on a quiet street STEPS AWAY from K-6 Keeler School and Louise Dean High School. Your future home has been RENOVATED and UPGRADED over the years...all the renovations were done with OUTMOST QUALITY! Here are the details about the property: the MAIN FLOOR offers a living room with a BAY WINDOW and REAL WOOD POSTS separating it from a CHEF'S KITCHEN(with stainless steel appliances and beautiful cupboards) and a dining room. The UPPER FLOOR features a MASTER BEDROOM WITH a 2PC ENSUITE, a full 4PC bathroom and 2 more bedrooms. The LOWER LEVEL features a HUGE ENTERTAINING/FAMILY/LIVING ROOM(can be used as a bedroom too), a 3PC bathroom with HEATED FLOORS, a laundry room and HUGE CRAWL SPACE that's excellent for storage. The OVERSIZED(24' X 24') HEATED GARAGE is perfect for your cars(there's a RV parking at the back as well). Now, check out the list of updates(be prepared to be blown away): electrical panel(2005), furnace(2006), windows(2006), kitchen was completely redone in 2006, plumbing(2010), exterior paint(2010), basement bathroom(2015), HARDWOOD FLOORING upstairs(2015), RENAI ON DEMAND WATER HEATER(2021). Please note that the house furnace and the on demand HWT have been annually by a professional HVAC/plumbing company. The oversized 6300 sq.ft 53' x 119' lot features gorgeous lawn and shrubs that have also been professionally take care of. This home is not your average flip! Everything has been done with care and love over the years. You will absolutely enjoy living here! Book your viewing NOW!!!

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