



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

803 Forlee Drive SE
Calgary, Alberta

MLS # A2249645



\$575,000

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: Shelving in front closet, Note: fridge in garage is the fridge that will stay

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 super close to TWO high schools - Jack James and Forest Lawn High School. Your future home has been RENOVATED and UPGRADED over the years...all the renovations were done with UTMOST QUALITY! Here are the details of 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, as well as a full 4PC bathroom and 2 more bedrooms. The LOWER LEVEL features a HUGE ENTERTAINMENT/FAMILY/LIVING ROOM (can be used as a bedroom), a 3PC bathroom with HEATED FLOORS, a laundry room and a HUGE CRAWL SPACE that's excellent for storage. The OVERSIZED (24' X 24') HEATED GARAGE is perfect for your cars (there's also RV parking at the back). 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 serviced annually by a professional HVAC/plumbing company. The oversized 6300 sq.ft / 53' x 119' lot features a 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. This is a place you'll truly enjoy calling home—come see it

today! Book your viewing NOW!!!