



GRASSROOTS
REALTY GROUP

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

5601 Dalcastle Hill NW
Calgary, Alberta

MLS # A2251238



\$735,000

Division:	Dalhousie		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,442 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Sauna, Storage, Wet Bar		

Inclusions: none

Welcome to this lovely 4 bedroom 1442 sqft Detached Home on a large corner lot in the mature community of Dalhousie. Well maintained bungalow with many upgrades throughout the years but still with some charming originality. Fantastic location on a quiet street within walking distance to the elementary school. The main level features a bright open floor plan with multiple living areas to enjoy. Large front living room with oversized, floor to ceiling windows, formal dining space and breakfast nook with patio door to the backyard & deck. The kitchen features white cabinetry and newer appliances. The family room is super cozy with wood burning fireplace, wood feature walls and even wooden beams. There are 3 good sized bedrooms on the main level including a primary with 4pc ensuite and double closet. The lower level can use some updating but is a great, large space that wouldn't take much to modernize. Huge rec room with wood burning fireplace and brick feature wall, sauna & hot tub (both as-is), wet bar, huge bedroom with walk-in closet, 4pc bathroom and den or 5th bedroom without a closet. Loads of storage space also. Outside we have a large 6888 sqft corner lot with double attached garage, side parking pad great for extra parking or an RV, partially covered back deck and lots of mature trees for privacy. Don't miss out on this large bungalow with wonderful location.