



GRASSROOTS
REALTY GROUP

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

**968 Abbotsford Drive NE
Calgary, Alberta**

MLS # A2251516



\$524,900

Division:	Abbeydale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,083 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: n/a

OPEN HOUSE SAT OCT 4th 2-3pmI guarantee you will be impressed the minute you walk in the door! YOU NEED TO COME AND SEE THIS PLACE!! This charming bungalow is full of character and curb appeal, offering a welcoming first impression the moment you arrive. Step inside to a bright front living room, where a striking stone-faced wood burning fireplace creates a cozy focal point. The spacious kitchen (reno 2015) is well-equipped with stainless steel appliances (brand new dishwasher), generous counter space, and plenty of cabinetry for all your storage needs. The main floor hosts three comfortable bedrooms, including the primary suite, along with a full 4-piece bathroom (reno 2022). Downstairs, the fully developed lower level expands your living space with an additional bedroom, bathroom (2016 reno), and a large rec room—perfect for movie nights, hobbies, or a home gym. Outside, enjoy a large yard with a patio that's ideal for summer gatherings, plus the convenience of a detached garage and a custom built hot tub in 2019!.Both garage and house roofs replaced 2016! A well-rounded home inside and out, this property is ready to welcome its next owners.