



GRASSROOTS
REALTY GROUP

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48 Aberdare Way NE
Calgary, Alberta

MLS # A2252838



\$459,900

Division:	Abbeydale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,272 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Asphalt, Driveway, Parking Pad, RV Access/Parking		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Greenbelt, Landscaped, Rectang		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Closet Organizers, Granite Counters, Separate Entrance, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Beautifully updated 2 storey home on a quiet street backing onto a greenbelt & bike path. From the moment you arrive you will appreciate the work put into this home. The main floor features a renovated kitchen with quartz counter tops, stainless steel appliance, custom cabinets with a built in pantry & lots built in storage space. The kitchen leads into the spacious dining area & living room with great views out into the private backyard. An updated half bath and a separate entrance complete the main floor. The upper level has 2 large kids rooms, a master suite and updated 4 pc bathroom. The lower level is fully developed with a flex room/office, a spacious rec room or media room and lots of additional storage in the laundry/mechanical room & also under the stairs. This home has seen many recent updates including, roof, windows, hot water tank, paint, flooring, lighting, bathrooms, kitchen, appliances, exterior doors to name a few. All this on a fully fenced and landscaped yard with an oversized paved driveway with room for 5 vehicles or RV parking, new front walkway, huge wrap around deck perfect for summer entertaining and a wonderful, fruit bearing apple tree. The backyard faces East with no neighbors behind and is backing onto greenbelt & bike paths. Close to major shopping areas, schools, parks & playground. A lovely home ready for it's new family to move in and enjoy! Call your favorite Realtor to book a viewing!!