



GRASSROOTS
REALTY GROUP

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**4808 Nordegg Crescent NW
Calgary, Alberta**

MLS # A2255879



\$775,000

Division:	North Haven		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,030 sq.ft.	Age:	1963 (62 yrs old)
Beds:	3	Baths:	2
Garage:	Oversized, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Partial	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home		

Inclusions: Shed, 2nd fridge in basement, cabinets and shelving in garage and crawl space, alarm system

~ OPEN HOUSE SATURDAY OCTOBER 4th 1-3 PM ~ Exceptional opportunity for a property that HAS IT ALL! Nestled on an EXPANSIVE 65 (widest point) x 135 mature PIE LOT. This charming 4 level split home offers both tranquility and convenience on a premiere and VERY QUIET STREET surrounded by towering trees and LUSH LANDSCAPING. The SPRAWLING, GENTLY SLOPING YARD features well-maintained gardens, a lovely deck, interlocking brick patio, shaded nooks, and ample space for outdoor activities. Inside, the home boasts a bright and airy layout, with LARGE WINDOWS that invite NATURAL LIGHT and frame stunning views of the surroundings. This FULLY DEVELOPED home with OVER 1900 SQ FT OF DEVELOPED SPACE has been IMPECCABLY MAINTAINED and has been meticulously cared for by the original owners who raised their family in the heart of North Haven. THE ROOF IS LESS THAN 5 YEARS OLD, FURNACE JUST 3 YEARS OLD with NO ORIGINAL WINDOWS ON THE UPPER 3 LEVELS. Enjoy great features like 2 WOOD BURNING FIREPLACES, 3RD LEVEL WALKOUT offering an opportunity for a separate living space, cold room, sizeable crawl space, UNDERGROUND SPRINKLERS, and GARAGE PLUS ADDITIONAL/RV PARKING. This home is MOVE IN READY or gives you a chance to upgrade further or perhaps an expansion or new build! You will also enjoy the IDEAL LOCATION of this home and in the community of North Haven. Located just a 5-MINUTE WALK TO NORTH HAVEN ELEMENTARY and quick access to the CALGARY WINTER CLUB, 14th street and John Laurie and McKnight Blvd you will get where you need to go seamlessly. With its charming character and cozy, comfortable ambiance, this home is a true gem that you MUST CHECK OUT!

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