



GRASSROOTS
REALTY GROUP

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**3240 Doverville Crescent SE
Calgary, Alberta**

MLS # A2261326



\$599,900

Division:	Dover		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,042 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Additional Parking, Double Garage Detached, Garage Door C		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Lawn, Sloped Up		

Heating:	High Efficiency, Forced Air, Heat Pump, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: SOLAR PANELS, TV, S IN THIRD BEDROOM, GYM AND SUITE BEDROOM, 2 CAR ELECTRIC CAR CHARGERS, HOT TUB OUT DOOR SHOWER, cameras and recording equipment

OPEN HOUSE SATURDAY OCT 11 AND SUNDAY OCT 12 1-4 HOPE TO SEE YOU THERE Welcome to 3240 Doverville Crescent S.E. A home thoughtfully upgraded as a forever home. Your first impressions are the striking board and batten hardi board siding, with a the wood grain soffit and custom front door. But that is just the start, recent additional upgrades are a new furnace, energy saving heat pump, on demand hot water system, and 40,000 dollars worth of solar panels on the garage roof to reduce your every bills. The home itself has a welcoming tiled foyer with hidden coat closet behind a feature slat wall the extends into the large living room, with hardwood floors, the tiled dining room is open to both it and the galley kitchen with new slate gray appliances and large windows overlooking the hot tub. Down the hardwood hallway are 3 bedrooms and the upgraded 4 piece bath. Down stairs is filled with surprises with a fully mirrored gym with rubber floors for your work outs right at home, the utilities/laundry room, and a door to an illegal suite. This consists of a large living/ diining area, a cozy kitchen, large bedroom and 4 piece bath, legal egress windows have been added. This unit has been used as a rental and an air B&B. Stepping outside is your time to relax, with a private screened in hot tub, an out door shower, hot and cold, (but seasonal of course) and your relaxing deck. Across the yard is any mans dream garage, just recently built with the matching hardi board siding it offers 2 bays with seperate door, a work area, loft storage, fully insulated and heated. There is also a seperate back room for storage, or what ever you decide it to be. the garage has one electric car charger, and there is another on the additional parking pad beside the garage for the third parking space. all the exterior gates on the fully fenced yard garage house and (illegal) suite doors

are done with digital locks making them easily accessed and changed. Please review the list of inclusions as even some of the wall mounted Tv's are included, and all the brackets will be staying (31215077)