



**GRASSROOTS**  
REALTY GROUP

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

**12 Doverthorn Place SE**  
**Calgary, Alberta**

**MLS # A2266643**



**\$469,900**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	714 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Landscaped, Rectang		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** n/a

Discover the perfect blend of comfort and convenience in this beautifully maintained home, ideally situated in a central community within a lovely cul-de-sac. As you approach, you'll appreciate the charming curb appeal and well-landscaped yard that enhances the inviting atmosphere of the property. Step inside to find a fully finished interior that offers both style and functionality. The spacious layout is perfect for entertaining or simply enjoying quality time with family. With air-conditioning throughout, you'll stay cool and comfortable all year round. The highlight of this property is the expansive backyard, featuring a deck and a charming patio area. This outdoor space is designed for relaxation and enjoyment, whether you're hosting summer barbecues or savoring peaceful moments in the beautifully landscaped surroundings. With its prime location in a vibrant community, this home provides easy access to local amenities, parks, and dining options. Don't miss the chance to experience the combination of a serene cul-de-sac life with the convenience of central living. Schedule your visit today to see all that this exceptional property has to offer!