



GRASSROOTS
REALTY GROUP

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4515 Fordham Crescent SE
Calgary, Alberta

MLS # A2269754



\$608,800

Division:	Forest Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,161 sq.ft.	Age:	1961 (64 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Oversized		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Pie Shaped Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks, Separate Entrance		

Inclusions: Electric Range, Microwave Hood Fan x2, Refrigerator x2, Dishwasher, Washer, Dryer, Electric Cooktop,

FULLY RENOVATED!! ONE OF THE BIGGEST LOTS (7620 SQFT)!! HEATED OVERSIZED DOUBLE DETACHED GARAGE (23.5' X 23.6')!! SEPARATE ENTRANCE ILLEGAL BASEMENT SUITE!! BRAND NEW ROOF & WINDOWS!! MAJOR UPGRADES THROUGHOUT & NEW FURNACE, HOT WATER TANK & BACKYARD DECK!! NEW FENCING AND LANDSCAPING!! Sitting on a massive lot, this beautifully updated home combines comfort, style, and incredible functionality. Step inside to an open and inviting main floor featuring a bright living area with large windows, a dedicated dining space, and a modern kitchen with stainless steel appliances. The layout offers 3 bedrooms, including a spacious primary suite, and a full 4-piece bath & all with fresh finishes and thoughtful design. The ILLEGAL BASEMENT SUITE with a SEPARATE ENTRANCE adds versatility with 2 bedrooms, a 3-piece bath, a REC room, and a second kitchen. Outside, the upgrades continue & a brand new deck, new fencing, and professional landscaping worth over \$50K completely transform the yard into a private retreat. Even the garage stands out & oversized, heated, and perfect for extra storage, hobby space, or vehicles. All the major work is done & roof, windows, furnace, hot water tank, deck, fence, and landscaping & making this a true move-in-ready home. A rare find with this much space, quality, and value!