



GRASSROOTS
REALTY GROUP

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**2708 Doverbrook Road SE
Calgary, Alberta**

MLS # A2276678



\$529,900

Division:	Dover		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,058 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Door Op		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, No Smoking Home, Separate Entrance, Storage		

Inclusions: TV Wall Mount in Basement, Mini Fridge in Storage Room, 2 Wardrobes in Basement Bedroom, Ikea Book/Storage Shelf in Living Room, Storage Cabinets/Shelves in Garage, Portable AC unit

****OPEN HOUSE FRI JAN 9 4PM-6PM + SUN JAN 11 12PM-2PM**WELL-MAINTAINED BUNGALOW | 4 BED / 2 BATH | 2000+ SQ FT | SEPARATE ENTRANCE | OVERSIZED DOUBLE DETACHED GARAGE + RV PARKING PAD | 50' x 100' R-CG LOT**
Welcome to this significantly updated, move-in ready bungalow, located on a quiet, centrally located street in Dover with outstanding access to shops, transit, Foothills Industrial, Downtown, and major routes including Deerfoot and Stoney Trail. From the moment you arrive, the home impresses with its exceptional curb appeal. The beautifully landscaped front yard features a lush lawn ideal for kids to play, framed by charming planted borders. Step inside and you'll immediately appreciate the smart and functional floor plan. The spacious living room is filled with natural light, thanks to a large south-facing window. Laminate flooring runs throughout the living spaces and bedrooms, creating a clean, cohesive look. Toward the rear of the home, you'll find a massive kitchen and dining area, perfectly suited for family life or entertaining. This space offers an abundance of white upper and lower cabinetry, a stainless steel appliance package, and lots of windows! A central hallway leads to the bedrooms and the recently renovated 5-piece main floor bathroom. The primary bedroom is tucked toward the rear of the home, offering peaceful views of the backyard, while two generously sized additional bedrooms overlook the front yard. At the back of the home, you'll find a separate entrance that could be used for a future potential secondary suite (subject to city approval and permitting). The rear door provides direct access to the basement stairwell, enhancing privacy and functionality. Downstairs, you'll find a versatile lower level complete with a flexible recreation and family

room, and an impressively large fourth bedroom with its own upgraded 4-piece ensuite bathroom. The large laundry/utility room offers an excellent space for all your laundry and storage needs. Outside, the backyard is truly a standout. Enjoy summer evenings on the spacious deck, gather around the firepit on the massive patio, and appreciate the raised garden borders that frame the space beautifully. There's still plenty of room for a lawn area, kids' play space, or a thriving vegetable garden. Topping it off, the oversized, double-detached garage is a dream for hobbyists or anyone needing extra storage space. It features extensive shelving, a workbench, and a new garage door. Beside the garage, there's additional parking for two more vehicles, an RV, or a trailer. Recent upgrades to the home include the following: New Garage Door + Garage Roof Shingles (2025), Upstairs Bathroom Renovated, Basement Rec Room Renovated, House Roof Shingles, All New Lighting + Range Hood Replaced (2022), Upstairs Living and Kitchen Windows + Washer/Dryer (2021), Basement Bedroom Window (2016) This home offers flexibility, value, and long-term potential in a fantastic location. Don't miss out, book your showing today!