



**4119 Doverview Drive SE
Calgary, Alberta**

MLS # A2297496



\$515,000

Division:	Dover		
Type:	Residential/House		
Style:	Bi-Level		
Size:	963 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Crown Molding, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting		
Inclusions:	N/A		

Welcome to this beautifully updated bi level home, located just steps from schools, parks, shopping, and transit. Offering over 1,700 sq ft of developed living space with 5 bedrooms, and 2 full bathrooms, this property provides the space and flexibility needed for a growing household. What truly stands out here is the extensive list of major upgrades that make this home completely move in ready. The exterior and interior have both been FRESHLY PAINTED, giving the home a clean, modern feel from the moment you arrive. A new FURNANCE, HOT WATER TANK, and fully upgraded ELECTRICAL PANEL provide long term peace of mind, while the addition of a new humidifier and increased blown in attic insulation improve overall comfort and energy efficiency. These are the big ticket items that matter most, and they're already taken care of. Step inside through the spacious front entry and you are welcomed by warm refinished HARDWOOD flooring, crown molding, and an abundance of natural light. The main living area flows seamlessly into the dining space, creating an open and functional layout that works just as well for everyday living as it does for entertaining. The kitchen has been thoughtfully updated and serves as the heart of the home, featuring GRANITE countertops and backsplash, refinished full height cabinetry with new hardware and pull out drawers, a central prep island with recessed lighting, and stainless steel appliances. Two spacious bedrooms and a beautifully updated 4 piece bathroom complete the main level, offering comfortable and practical living. Downstairs, the fully finished basement adds incredible versatility. A large family room is ideal for movie nights or a play area, while oversized windows and pot lights keep the space bright and inviting. Three additional bedrooms, and a second full bathroom with a

soaker tub provide plenty of options for guests, a home office, hobbies, or extended living arrangements. Outside, enjoy a maintenance free composite deck with iron railings, a garden area, and a large grassy space for kids and pets. You'll also appreciate the mature apple tree that produces an abundance of fruit in the summer, a great bonus for anyone who enjoys a usable outdoor space. The yard is fully FENCED for added privacy. A poured concrete walkway leads to the HEATED double garage, keeping your vehicles protected year round. This is a home where the important upgrades are already done, the layout makes sense, and the setting supports everyday living. Turn key, well cared for, and ready for its next chapter!