



**5632 Dalhousie Drive NW
Calgary, Alberta**

MLS # A2146643



\$729,900

Division:	Dalhousie		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,768 sq.ft.	Age:	1973 (51 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Double Garage Detached, Driveway		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Level, T		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

Once you've entered, you will know you are home. Nestled in the fabulous family community of Dalhousie, this charming house boasts a total of six bedrooms, 2 full and 2 half bathrooms, and a large double detached garage. Upon entering, you are greeted by an open foyer leading to a spacious living room with large picture window to allow the west facing sunshine in. The adjacent dining room leads to the gourmet kitchen featuring white cabinets with ample storage space and stainless steel appliances. Adjacent to the kitchen is a sunny breakfast nook overlooking the landscaped backyard. Just off the kitchen is the sunken family room with wood burning fireplace. Rounding out the main floor is a bedroom, 2-piece bath and separate laundry room. Take a walk upstairs and you'll find three large bedrooms, including a large master bedroom with a two piece ensuite bathroom. Also upstairs are two bedrooms and a four piece bathroom. The developed basement features 2 more bedrooms, a three piece bathroom and plenty of storage. Head outside to enjoy the large patio area, ideal for entertaining family or friends from summer to fall. Also out back is a hot tub for you to enjoy year round. The fenced backyard provides privacy and is professionally landscaped with mature trees and a lush lawn. The oversized 23' x 23' double detached garage is able to accommodate most large trucks, has an attic ladder which gives access to additional storage space. Attached to the garage is an attached room which makes for cozy office space, art room or children's playhouse. Conveniently located near schools, parks, shopping centers, and with easy access to major roadways for commuting. Enjoy the tranquility of suburban living with all the amenities nearby. Added features include: walking path behind home, across the street from a large green

space, new roof shingles (2021), new furnace (2008), hot water tank (2012), several new windows on the main and upper floors (2008) and 3-pce bathroom (2013). Don't miss the opportunity to own this wonderfully maintained home in a highly sought-after neighborhood. Schedule a showing today and imagine yourself living in this picture-perfect home!