



92 Fielding Drive SE
Calgary, Alberta

MLS # A2150833



\$660,000

Division:	Fairview		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,102 sq.ft.	Age:	1959 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home		

Inclusions: lawn mower, window coverings

Welcome to one of the best kept homes in Fairview. This meticulously maintained property is ready for its next family. Situated on a huge lot with mature trees. Enjoy your private yard and a quiet street while still being close to Chinook Centre, Glenmore Trail, and Deerfoot trail. Upstairs has 3 bedrooms, 1 full bath and lots of storage in the hall closet. The main floor has a large family room, kitchen and formal dining room. The basement has an additional bedroom, bathroom and room for a den or home office. Out the basement laundry room takes you directly to the backyard with a walk-up exterior door. The east facing backyard features a double detached garage and patio area. New hot water tank, newer HE furnace and all major upgrades done. This house shows 10/10. Book a private showing today.