



**7611 Fleetwood Drive SE
Calgary, Alberta**

MLS # A2152467



\$779,000

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,088 sq.ft.	Age:	1959 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Double Garage Detached, Drive Through, Driveway, Front		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Stone	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: na

This stunning renovated bungalow is located on a peaceful street in the heart of Fairview. As you approach the property, you'll be captivated by its beautiful curb appeal, featuring newer concrete and lovely landscaping. The exterior is adorned with attractive hardy board and stone, complemented by custom lighting throughout. The massive driveway, complete with a drive-through gate, offers ample parking space. Inside, the home has been meticulously updated and well-maintained. Hardwood flooring extends throughout, creating a warm and inviting atmosphere. The kitchen has been tastefully updated, and the windows have been replaced, allowing abundant natural light to fill the space. With three bedrooms and a lovely bathroom featuring newer lighting, this home offers comfortable living spaces. The basement is spacious and boasts a separate entrance, providing excellent potential for a variety of uses. It includes a large recreational area, additional bedrooms, and a renovated bathroom. The furnace, hot water tank, and electrical system have all been recently updated, ensuring peace of mind for the new owner. Stepping into the backyard, you'll be greeted by a paradise-like oasis. The stamped concrete patio is perfect for outdoor entertaining, surrounded by mature trees that provide shade and privacy. The massive double heated detached garage, equipped with a drive-through option, offers convenient storage for vehicles and other belongings. The yard is fully fenced, providing a safe space for children and pets to play. Custom lighting throughout the yard adds a touch of elegance, and the BBQ hookup allows for easy outdoor grilling. Don't miss the opportunity to own this gorgeous property with its impressive features and desirable location.