



GRASSROOTS
REALTY GROUP

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6232 Dalmarnock Crescent NW
Calgary, Alberta

MLS # A2156827



\$715,900

Division:	Dalhousie		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,008 sq.ft.	Age:	1969 (55 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Vinyl Windows		

Inclusions: N/A

Welcome to this charming 4-level split, perfectly situated in the fabulous family community of Dalhousie. As you step inside, you'll immediately notice the abundance of natural light that fills the house, creating a warm and welcoming atmosphere. The living room features large windows, providing a bright and cheerful setting for relaxation. The dining room is seamlessly open to the front living room, making it ideal for entertaining guests and family gatherings. The oversized eat-in kitchen is a delightful space, also with large windows offering an open feeling. It is open to the breakfast nook, where you can enjoy your morning coffee bathed in sunlight. Also included is a formal dining area for hosting! Head out to the backyard, which features a double detached garage and a patio space perfect for outdoor dining. Four of the 5 bedrooms are above grade in this home! The lower level also has a recreation room plus a bedroom and office, plus tons of storage areas in the basement. This home has a newer high efficiency , a newer hot water tank (6 years old), a newer roof (approx. 8 years old) and upgraded vinyl windows (except for basement) The location is incredibly convenient, being close to Co-op, schools, the CT Train station, and Northland Mall, offering easy access to shopping, transportation, and amenities. Pride of ownership is seen throughout this exceptionally maintained residence. Schedule a showing today and imagine yourself living in this picture-perfect home!