



**1035 Abbeydale Drive NE
Calgary, Alberta**

MLS # A2157579



\$629,900

Division:	Abbeydale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	909 sq.ft.	Age:	1979 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Metal Siding , Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows		

Inclusions: N/A

FULLY RENOVATED! ILLEGAL SUITE! HUGE SHOP STYLE GARAGE! GREAT LOCATION! WELCOME to this FULLY RENOVATED HOME in the SOUGHT AFTER COMMUNITY of ABBEYDALE! This HOME features OVER 1700 SQFT of LUXURIOUSLY RENOVATED LIVING SPACE!!!! The HOME FEATURES an ILLEGAL BASEMENT SUITE and a HUGE OVERSIZED GARAGE (27'6" FT X 25'4" FT) THAT CAN DOUBLE AS A SHOP! As soon as you enter the MAIN FLOOR you are greeted with the LUXURIOUS FINISHINGS IN THE FOYER SUCH AS LUXURY VINLY PLANK, GLASS RAILING AND A BUILT IN CLOSET FEATURE! The LIVING ROOM on the MAIN FEATURES HUGE WINDOWS FOR AMPLE LIGHT TO ENTER and even a BUILT-IN ELECTRIC FIRE PLACE! The KITCHEN features BRAND NEW HIGH GLOSS KITCHEN CABINETS, QUARTZ COUNTERTOPS, QUARTZ BACKSPLASH, BRAND NEW STAINLESS STEEL APPLIANCES AND A KITCHEN ISLAND! All this OVERLOOKS your DINING ROOM WITH A BEAUTIFUL FEATURE WALL! There is EVEN SEPARATE LAUNDRY UPSTAIRS! There are 2 BEDROOMS AND A 4PC BATHROOM ON THE MAIN (ONE OF THE BEDROOMS IS THE MASTER BEDROOM WITH AN ADDITIONAL 2PC ENSUITE!) In the BASEMENT you will find an ILLEGAL SUITE WITH SEPARATE ENTRANCE! There is a GOOD SIZE BRAND NEW KITCHEN and a HUGE REC ROOM AS WELL! The ILLEGAL SUITE features 2 ADDITIONAL BEDROOMS AND A 4PC BATHROOM! This home is PERFECT for the FIRST TIME HOME BUYER OR SAVVY INVESTOR! There are MANY SCHOOLS NEARBY, COMMUNITY CENTRE, MANY SHOPPING PLAZAS AND IS EVEN CLOSE TO PLC AND SUNRIDGE MALL!