



5848 Dalford Hill NW
Calgary, Alberta

MLS # A2161578



\$739,000

Division:	Dalhousie		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,273 sq.ft.	Age:	1970 (54 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Lawn, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Wood	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Granite Counters		

Inclusions: Fridge in Garage

OPEN HOUSE 12-2 PM SAT AUG 31. Meet & June - Bright Walkout | Large Lot | City Views | Updated. Step into this bright, beautifully updated home, where natural light floods through an abundance of windows, highlighting the new VINYL flooring (2024). The kitchen is an inviting space, featuring timeless oak cabinets with new hardware, granite countertops, and a large southeast-facing deck with city views and a gas line for your BBQ. Enjoy meals in the separate dining room that flows seamlessly into a spacious living room. Down the hall, you'll find a remodeled main bathroom with granite countertops and a tiled surround tub. The primary bedroom offers a FULL ENSUITE, complemented by two additional bedrooms upstairs. The WALKOUT basement is perfect for entertaining, with a spacious, CABIN-LIKE rec room featuring a wood-burning FIREPLACE (complete with a log lighter), a wet bar, and a home office nook. You'll also find a 3-piece bathroom and an additional bedroom. The OVERSIZED DOUBLE GARAGE provides ample storage, while the LARGE LOT (7,986 sq ft) includes walking paths beside and behind the home, offering PRIVACY and fruit trees and shrubs for a touch of nature. Nestled on a quiet street, this home is just a 5-MINUTE WALK to the LRT and conveniently close to schools and shopping. Book your showing today!