

6132 Dalcastle Crescent NW
Calgary, Alberta

MLS # A2213998



\$849,900

Division:	Dalhousie		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,392 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Driveway, Oversized, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

AT LAST - the beautifully CARED FOR and UPDATED bungalow you have been waiting for! Located on an LARGE LOT (55x115 ft) on a QUIET crescent, steps from path, schools and parks, you will find this charming home offered for sale for the first time in 28 years. Main floor with HARDWOOD floors, WOOD burning FIREPLACE with raised hearth and gas lighter, living room with bow windows making the perfect reading nook. Professionally-done, custom kitchen completed in 2023 will not disappoint: Cabinets from Evolve Kitchens with soft close hardware and pullouts, undercounter LED lighting, built-in WALL OVEN and CONVECTION microwave oven, QUARTZ countertops, INDUCTION cooktop, SMOOTH ceilings with LED Potlights, ISLAND with seating + add'l storage, large beverage station with floating shelves, PANTRY w/PULLOUTS - all bring function and beauty to this hardworking room in the house. Spacious PRIMARY bedroom with WALK-IN Closet, 3-PIECE ENSUITE, SW window brings in lots of natural light. TWO additional bedrooms on the main along with a 4-PIECE family bath and walk-in STORAGE make family life easy. SECOND STAIRCASE at back for direct basement entry offers second mudroom area on the main floor. Basement was completely redone to the studs in 2013 with Superseal membrane, hardwood flooring in large family room + bonus FLEX space that makes a great gym/yoga/dance area with wall mirrors. OFFICE/den with double french doors and full closet. 4TH BEDROOM with generous WALK-IN CLOSET makes a great guest room. 3-PCE bath with massive walk-in shower. You will be excited to do laundry in this BIG & BRIGHT LAUNDRY ROOM complete with long bank of cabinets & countertop. Need storage? This home has an ABUNDANCE OF STORAGE: additional storage room + two closets in back hallway, three

lockers in laundry room + great storage under the stairs. Don't miss the awesome deck with loads of space for the barbeque& patio furniture, that leads out to the lush yard with mature trees and community path in behind. SINGLE ATTACHED garage 21'2 x 16'9 with 9'8 door clearance and 10'7 ceiling height, plus room to park on driveway. UPDATES to major items: all Windows, front door, siding (2009), Furnace & HWT (2009), Roof (Jan 2021), water softener ROUGH-IN connections (2013). NEW SIDING coming under warranty and will be similar colour.