



THE
A-TEAM

**RE/MAX
FIRST**

5627 DALCASTLE Rise, Calgary T3A 2A5

MLS®#: **A2154686**

Area: **Dalhousie**

Listing Date: **08/01/24**

List Price: **\$749,000**

Status: **Active**

County: **Calgary**

Change: **-\$41k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1974**

Finished Floor Area

Abv Sqft: **1,865**
Low Sqft:
Ttl Sqft: **1,865**

Lot Information

Lot Sz Ar: **7,297 sqft**
Lot Shape:

DOM

49
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Access:

Lot Feat: **Landscaped,Rectangular Lot**
Park Feat: **Single Garage Attached**

Parking

Ttl Park: **5**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`5" x 11`0"
Living Room	Main	17`4" x 13`7"
Family Room	Main	14`1" x 11`5"
Game Room	Basement	24`7" x 15`9"
Bedroom - Primary	Upper	12`11" x 11`11"
Bedroom	Upper	10`10" x 8`9"
Bedroom	Basement	10`8" x 8`6"

Room	Level	Dimensions
Dining Room	Main	12`11" x 11`2"
Eat in Kitchen	Main	13`4" x 9`0"
Laundry	Main	9`5" x 4`8"
Workshop	Basement	16`4" x 10`3"
Bedroom	Upper	9`7" x 9`7"
Bedroom	Upper	12`9" x 9`0"
2pc Bathroom	Main	5`0" x 4`4"

4pc Bathroom
3pc Ensuite bath

Second
Basement

9`11" x 6`2"
10`4" x 6`8"

3pc Ensuite bath

Upper

9`6" x 4`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

731699

Zoning:
R-C1

Remarks

Pub Rmks: **This meticulously maintained 2-storey, 5-bedroom home is nestled on a serene, tree-lined street in Dalhousie. Boasting a renovated kitchen featuring Legacy cabinets, abundant granite counter space, a spacious pantry, and stainless steel appliances, it's perfect for culinary enthusiasts. The kitchen seamlessly flows into the inviting living room, illuminated by a wall of west-facing windows and anchored by a cozy wood-burning fireplace. Natural light floods the front family room, complemented by another wall of windows and providing access to the full-sized dining area. Upstairs, the king-sized master bedroom delights with an upgraded 3pc ensuite, generous closets, and ample windows. Three additional full-sized bedrooms share a well-appointed 4pc main bathroom. The finished basement offers versatility with a recreational room, a fifth bedroom (with a non-egress window), and a renovated 3pc bathroom. Outside, an expansive backyard and cedar deck create a tranquil retreat amidst a park-like setting. Additional features include an oversized single attached garage, main floor laundry, mudroom, and storage shed. Don't miss out on the opportunity to schedule your viewing today and experience the comfort and peace of mind!**

Inclusions: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Refrigerator, Washer, Window Coverings**

Property Listed By: **Skyrock**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









