

21 ABERDARE Way, Calgary T2A 6T6

MLS®#:	A2158161	Area:	Abbeydale	Listing Date:	08/15/24	List Price: \$599,900
Status:	Active	County:	Calgary	Change:	None	Association: Fort McMurray



ı			DOM	
Residential			35	
Detached			Layout	
Calgary	Finished Floor Ar	ea	Beds:	5 (3 2)
1980	Abv Sqft:	990	Baths:	2.0 (2 0)
	Low Sqft:		Style:	Bungalow
3,476 sqft	Ttl Sqft:	990		
			Parking	
			Ttl Park:	5
			Garage Sz:	2
			5	
Back Lane				
Carport, Double	Garage Detached			
	Residential Detached Calgary 1980 3,476 sqft Back Lane	ResidentialDetachedCalgaryFinished Floor Ar1980Abv Sqft:Low Sqft:Low Sqft:3,476 sqftTtl Sqft:	Residential Detached Calgary Finished Floor Area 1980 Abv Sqft: 990 Low Sqft: 3,476 sqft Ttl Sqft: 990 Back Lane State S	Residential 35 Detached Layout Calgary Finished Floor Area Beds: 1980 Abv Sqft: 990 Baths: Low Sqft: 990 Style: Style: 3,476 sqft Ttl Sqft: 990 Parking Ttl Park: Garage Sz: Garage Sz:

Utilities and Features

Roof: Heating: Sewer: Ext Feat:	Asphalt Shingl Forced Air Fire Pit	e		Construction: Stucco Flooring: Vinyl Plank Water Source: Fnd/Bsmt: Poured Concrete		
Kitchen Appl: Int Feat:		Dishwasher,Electric Stove,G Kitchen Island,Vinyl Window	as Range,Microwave Hood Fan,Refi /s	igerator,Washer/Dryer,Washer/I	Dryer Stacked	
Utilities:			Room	Information		
<u>Room</u> Living Room 4pc Bathroom Bedroom - Prir Bedroom 4pc Bathroom Bedroom Kitchen	mary	<u>Level</u> Main Main Main Basement Basement Basement	Dimensions 12`0" x 15`11" 7`6" x 4`11" 11`3" x 11`9" 11`9" x 7`11" 8`0" x 5`11" 10`8" x 13`0" 13`3" x 6`11"	<u>Room</u> Kitchen With Eating Area Laundry Bedroom Game Room Bedroom Laundry	<u>Level</u> Main Main Main Basement Basement Basement	Dimensions 11`5" x 9`6" 5`0" x 2`8" 8`7" x 9`8" 13`3" x 17`8" 8`2" x 10`9" 6`0" x 2`5"

Legal/Tax/Financial						
Title:	Zoning:					
Fee Simple	r-c2					
Legal Desc:	80110001					
Pub Rmks:	Discover the Charm of this Renovated Move-In Ready 5 Bedrooms Home with Basement Suite(illegal), Separate Laundry up/down and Double Heated Garage Are you in search of a comfortable and stylish home that offers both convenience and elegance? Look no further! This renovated move-in ready home, complete with three bedrooms on the main floor, a custom kitchen, updated windows, luxury vinyl plank flooring, a separate basement suite(illegal), and a double garage, is the perfect place for you and your family to call home. Located in a desirable neighborhood, this property boasts a spacious and inviting layout, featuring three generously sized bedrooms on the main floor. Each bedroom is complete with ample closet space and large windows, allowing for an abundance of natural light. The master bedroom also features a luxurious finishes providing a perfect space for relaxation and rejuvenation. The heart of this home is the newly renovated custom kitchen. Equipped with modern appliances, stylish custom cabinetry, and beautiful quartz countertops, this kitchen is a true masterpiece. The open-concept layout seamlessly connects the kitchen with the dining and living areas, creating a perfect space for entertaining loved ones. In addition to the beautiful interior, this home also boasts updated vinyl windows throughout, providing both energy efficiency and a contemporary aesthetic. The luxury vinyl plank flooring adds an added touch of sophistication and durability, making this home both beautiful and practical. Moving to the lower level, this home also features a spacious and private basement suite(illegal). This separate entrance suite(illegal) provides two additional bedrooms, a full bathroom, and a cozy living area, perfect for extended family or rental income. One of the many highlights of this home is the oversized double garage. Offering ample storage space as well as convenient access to the main living area, this garage is ideal for those who value organization and convenience. With its stunning features and conveni					
Inclusions:	na					
Property Listed By:	Century 21 Bravo Realty					

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