



THE
A-TEAM

**RE/MAX
FIRST**

5960 DALRIDGE Hill, Calgary T3A 1L9

MLS®#: **A2165294**

Area: **Dalhousie**

Listing Date: **09/13/24**

List Price: **\$775,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1970**
Lot Information
Lot Sz Ar: **6,383 sqft**
Lot Shape: **58' X 110**

Finished Floor Area
Abv Sqft: **1,203**
Low Sqft:
Ttl Sqft: **1,203**

DOM

6
Layout
Beds: **5 (3 2)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Garburator, Microwave Hood Fan, Refrigerator, See Remarks, Stove(s), Washer**
Int Feat: **No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	4`2" x 3`6"
Kitchen	Main	12`8" x 12`11"
Dining Room	Main	10`2" x 9`6"
Bedroom - Primary	Main	12`11" x 10`1"
Bedroom	Main	10`5" x 9`7"
Game Room	Basement	30`2" x 11`11"
Bedroom	Basement	12`8" x 12`2"
Other	Main	5`10" x 1`11"

Room	Level	Dimensions
Other	Main	3`0" x 1`11"
Other	Main	3`6" x 3`5"
Living Room	Main	13`3" x 17`11"
Bedroom	Main	10`5" x 9`3"
Media Room	Basement	13`7" x 12`7"
Laundry	Basement	9`10" x 12`10"
Bedroom	Basement	8`2" x 10`1"
Other	Main	5`10" x 2`0"

Other
Other
2pc Ensuite bath
Other

Main
Basement
Main
Main

4`5" x 1`11"
8`5" x 2`3"
4`9" x 4`5"
2`2" x 2`0"

Other
4pc Bathroom
3pc Bathroom
Other

Basement
Main
Basement
Basement

8`5" x 2`3"
8`0" x 4`11"
6`6" x 6`8"
1`6" x 1`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

6590JK

Remarks

Pub Rmks:

Rare Offering of this Dalhousie "original owner" custom upgraded "air-conditioned" bungalow! With over 2000 sq. ft. of developed space, this home offers 5 bedrooms and 3 bathrooms! Meticulous care is evident throughout! The bright living / dining room combination is perfect for entertaining. The spacious gourmet "chef's kitchen" is bright with an "eat-in" nook and features raised panel oak cabinetry, granite counters and newer appliances. Enjoy the space of 3 main level bedrooms, with an upgraded newer full 4 piece bathroom, plus a large master suite and a 2 piece private ensuite. The lower level is equally upgraded, with a cozy wood-burning fireplace as the central feature in the large family room - perfect for larger family gatherings. Two extra bedrooms are featured, plus a 3 piece bathroom and a large utility / laundry area. The massive yard is perfectly manicured with underground sprinklers and the oversized heated "workshop" garage is perfect for those who appreciate this large space. Newer hot water tank and roof. Furnace is 16 years new. What loving pride of ownership this home exemplifies throughout. You will be thrilled when you see this delightful home!

Inclusions:
Property Listed By:

N/A
eXp Realty

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











