



25 Foxwell Road SE
Calgary, Alberta

MLS # A2301847



\$729,000

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,179 sq.ft.	Age:	1959 (67 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Double Garage Detached, Heated Garage, On Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Track Lighting, Wet Bar

Inclusions: Floating Cabinet (entrance), Bar Fridge, Bookshelves (in basement), TV Wall mount (basement), Vivint Alarm System, Shed

****OPEN HOUSE SAT. MAY 2, 1:00-3:00**** Tucked away on one of the quietest streets in Fairview, this beautifully updated and meticulously maintained bungalow offers a rare combination of space, functionality, and a true sense of community. Here, kids can walk to nearby schools and playgrounds, neighbours know each other, and you are just minutes from major routes, transit, and downtown, making everyday life that much easier. Inside, the home opens into a bright and welcoming living space anchored by a large bay window with built-in seating, creating a natural gathering place for family and friends. The expanded open concept layout flows seamlessly into a beautifully updated kitchen featuring quartz countertops, a butcher block island with bar seating, and a dedicated built-in bar that makes entertaining effortless. The main floor offers three well-sized bedrooms, including a primary bedroom retreat designed as a quiet escape with double closets and direct access to the back deck. The updated main bathroom combines style and function with modern finishes and convenient cheater ensuite access. Downstairs, the fully developed basement adds incredible versatility with two additional bedrooms, a spacious recreation area, and a renovated bathroom complete with heated tile floors and a rain shower. Whether it's movie nights, a play space, or a home gym, this level adapts to your lifestyle. Step outside and you'll find mountain views and a southwest-facing backyard designed for connection and relaxation. The sunny exposure allows you to enjoy longer days of natural light, helping the deck and patio spaces feel warm and inviting throughout the spring, summer, and fall. With an upper deck, lower patio, and garden areas, there are multiple spaces to gather, unwind, and spend time outdoors. Nestled between the home, garage, and fencing, the

lower patio area feels private and cozy, perfect for summer evenings, quiet mornings, or gathering with friends. A heated double garage adds year-round convenience and flexibility. Extensive upgrades and expansions have transformed this home inside and out. From major exterior improvements to meaningful interior renovations, the work here goes well beyond cosmetic. Additional exterior insulation was added during the renovation, improving overall comfort and energy efficiency, while enhancing the functionality and day-to-day livability of the home. For a complete list of updates and upgrades, please click on "BROCHURE", or reach out to the listing agent directly. Located within walking distance to Fairview School, Le Roi Daniels School, playgrounds, the community centre, and off-leash areas, and just a short drive to Deerfoot Meadows shopping and major roadways, this home offers the perfect balance of quiet neighbourhood living and city-wide accessibility. If this feels like the kind of home and neighbourhood you've been looking for, it's worth taking a closer look. Book your showing and see it in person.