



208 DALCASTLE Court NW
Calgary, Alberta

MLS # A2306174



\$725,000

Division:	Dalhousie		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,468 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: fridge and freezer in basement

Excellent family home on a quiet cul de sac in desirable Dalhousie backing on walking path. The large foyer welcomes you into the bright main floor living area, with tons of light from the large picture window. The formal dining room has quality patio door to the large rear deck. Good sized eat in kitchen with lots of cabinets and counter space and large window to enjoy the backyard while you cook. Master bedroom has a full ensuite bath. The second and third bedrooms share a full main floor bath. Fully developed down with large family room complete with fireplace. Fourth bedroom and 2-piece bath down. The large deck and lower patio area provide wonderful outdoor living in this beautifully landscaped yard with hundreds of perennials. Oversize double garage with workshop for the handyman. The large lot allows for an extra parking space in addition to the double driveway. NEW UPGRADES include Fresh Painting, High-End Flooring, Professional cleaning include air duct etc.. Close to schools, community center, shopping and transit and quick access to major roadways.