



GRASSROOTS
REALTY GROUP

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51 Foxwell Road SE
Calgary, Alberta

MLS # A2306765



\$659,900

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,115 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Private, Reverse Pie Shaped Lot, See R		

Heating:	Fireplace(s), Wood	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home		

Inclusions: Heater in she shed

OPEN HOUSE CANCELLED ON SATURDAY. What a fantastic opportunity to own this updated and charming 1,114 sq. ft. bungalow with a fully finished basement and a "She Shed" in Fairview, close to all amenities. You'll absolutely love this charming home that shows pride of ownership throughout and is located on a reverse pie lot with a south-facing backyard. The updated, south-facing kitchen offers plenty of cupboard and counter space, highlighted by exposed brick accents and a stainless steel appliance package. You'll also find a spacious formal dining area, along with a cozy nook featuring patio doors that lead to your private backyard with tiered decks and multiple seating areas—creating exceptional outdoor living space. A truly unique feature of this property is the "she shed," (9'x13'x4'), complete with electricity and an electric heater (3 season), making it ideal as a guest space, studio, home office, or whatever you envision. The yard is an absolute must see that you will enjoy all summer long. When you enter the home, you're welcomed by a functional and inviting entryway featuring a bench and plenty of hooks for jackets and bags. The living room is stunning, with large windows that span from the front to the side of the home, filling the space with an abundance of natural light. The upper level offers two spacious bedrooms, along with a beautiful spa-like bathroom complete with a cheater door to one of the bedrooms. You'll also appreciate the generous closet space throughout. The fully finished basement features a large family room with built-in shelving, a freestanding wood-burning fireplace, and a separate flex area currently used as a kids' play space. The lower level also includes a third bedroom, an additional bathroom, a bright laundry area, a storage room, and

a dedicated crafting or flex space. Set on a highly desirable street, this home offers exceptional curb appeal along with a front parking pad for two vehicles. A front deck/patio provides the perfect spot to enjoy your morning coffee or relax in a shaded outdoor space. Located close to all amenities and major routes, the convenience is hard to beat.