



**35 Beaupre Crescent  
Calgary, Alberta**

**MLS # A2316011**



**\$668,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	916 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Concrete Driveway, Double Garage Detached, Front Drive, Gar		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** Tools and garage supplies negotiable

Situated in the heart of Bowness on a crescent with green space lies this diamond in the rough!! Pride of ownership gleams from this lovely, modest & cozy home!! Nestled on a large 8800+ sqft. lot with garden space, RV parking & vinyl garden shed, providing privacy and security supplied by the fully fenced yard space, perfect for the kids playground space or a doggie zoomies paradise to run & expand!! The home features 3 bdrms and 2-3pc. baths with a bonus/flex room space in the basement. 2 stoves 1 woodstove (basement) & 1 gas (main floor) provide a tropical heat source and a cabin-style ambiance on both levels. Hand-made quality Oak cabinets made by the current long time owner outfit the kitchen offer great storage and sturdy construction, with a cozy breakfast nook to gaze out on the Ski jumps of the thriving days of past days of 88 , but still offers the convenience of a ski hill just off your backyard!! The driveway has been rubber-coated and leads straight into a spacious double detached garage space. Lastly, a south-facing deck space offers a great retreat from the long day of hustle and bustle. Unwind, relax and marvel at the setting offered by this one-of-a-kind, beautiful setting with great views and seemingly quiet, cozy pie lot supplies!! Modern windows, Central AC, Newer, Asphalt shingles, updated bathroom fixtures, and so much more!! Call beautiful Bowness your next home in the cozy gem of a home!