



GRASSROOTS
REALTY GROUP

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100 Doverglen Crescent SE
Calgary, Alberta

MLS # A2322434



\$399,999

Division:	Dover		
Type:	Residential/House		
Style:	Bi-Level		
Size:	777 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1
Garage:	Carport, Covered		
Lot Size:	0.09 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Irregular Lot, Landscaped, Level		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Storage		

Inclusions: N/A

This Attractive and Appealing Home offers Great Curb appeal, with two large trimmed evergreens, flower beds and lovely grass area. It is located in the Well-developed and Older area of Calgary with Many mature Trees and Shrubs! Park your vehicle in the large, spacious, 3-walled & covered Car Port. The south wall of the car park has a man-door and large double "doors" that open up the width of the South wall, giving you easy access to the gorgeous Back yard. Enter into the home and look for the unique hanging lamps, a country Dining Room light, and Cedar paneling. Going upstairs to the Main floor, you will find the Well-designed Kitchen which leads through to the Dining Room. In the spacious Living Room, is an Air-Tight "Triumph" Wood Burning Stove for those cool, wintery days when you want a cozy fire. To the back of the home are two bright, South-facing Bedrooms that overlook a well-developed Back yard. The 2nd Bedroom opens to the Upper Deck (10' x 10') with stairs leading down to the Garden. The basement has a HUGE Family room, Tons of Storage with some shelving in one area, an open furnace and laundry area, PLUS that 3rd Bedroom. (All windows in the basement have Security Bars for your Ease of Mind.) A mature apple & poplar tree grace the Quiet, South Yard, which also offers you Sunny locations for your favourite Flowers or a small Vegetable Garden. (All plants in the Garden will be left; potted Geraniums will be removed.) Located in a Quiet and Secluded location of Dover, yet with easy access to Ingelwood Golf Course, 17th Ave / International Ave Shopping area, Schools, Ingelwood Bird Sanctuary, East Hills Costco & Shopping, and easy exit on the Deerfoot Trail. This lovely home is Ready for Immediate Occupation. Don't let it slip away from you.

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