



46 Dovercliffe Way SE
Calgary, Alberta

MLS # A2325750



\$590,000

Division:	Dover		
Type:	Residential/House		
Style:	4 Level Split		
Size:	967 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Garbage Collection, PH
Features:	Kitchen Island, No Smoking Home, Vinyl Windows		

Inclusions: 3rd level - refrigerator, electric range, microwave hood fan, washer/dryer. Shelving in garage. shelving in primary closet and all window coverings

Welcome to this beautiful home in Dover. This bright 4-level split offers many windows with a lot of natural light. Perfect for a larger family with 4 bedrooms, 2 full baths and 1741 SQFT of living space. As you enter, you'll appreciate the open concept living room, dining area and kitchen. Heading upstairs, you will find a spacious primary bedroom with room for king sized furniture, along with a large bathroom setup that also accommodates an upstairs laundry. A second large bedroom is also located on this level as well. The third level boasts a large open floor plan, including a kitchen, living room, a bedroom that fits a queen bed, and a private entrance. The lower level includes another laundry, a very large bedroom with a sitting area. These two lower floors would make a great space for in-laws/mother-in-laws. Outside, enjoy a private, fully fenced back yard and a double garage. Close to many amenities and public transit, this beautiful home is ready for you to move in!