



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4159 Doverbrook Road SE
Calgary, Alberta

MLS # A2328718



\$495,000

Division:	Dover		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,008 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Off Street, On Street, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Laminate Counters, Storage, Walk-In Closet(s)		

Inclusions: Dishwasher, Refrigerator, Electric Stove, microwave, washer, dryer, window coverings

Welcome to this enchanting bungalow tucked along a lovely street in Dover Glen, where timeless character and thoughtful updates come together to create a home unlike any other. Step inside to a warm and inviting main living space where a dining area features built-in bench seating with hidden storage and reclaimed hardwood flooring throughout, creating the perfect spot for family dinners or entertaining friends. The adjoining living room is filled with natural light from a large bay window and centred around a beautiful brick-mantled fireplace, offering a cozy place to gather year-round. At the heart of the home is a truly one-of-a-kind kitchen. Handcrafted with built-in antique furniture and a charming farmhouse sink overlooking the backyard, it blends vintage character with everyday functionality and is certain to become the home's conversation piece. The main floor continues with a thoughtfully reimagined primary retreat, complete with a walk-in closet and a versatile nook ideal for a makeup vanity, reading corner, or private escape from a busy household. A second bedroom and a beautifully appointed bathroom featuring a distinctive vanity complete the main level. Downstairs, two generously sized bedrooms provide flexibility for family, guests, or teenagers seeking their own space. The lower level also offers a comfortable recreation room, dedicated laundry room, ample storage, and a second bathroom with its own unique character. Outside, the front yard welcomes you with mature hedges, lush lawn, a charming rock pathway, and a front porch perfect for enjoying quiet mornings or warm summer evenings. The private backyard is a hidden oasis featuring a spacious deck, lawn, established gardens, and plenty of room for children and pets to play. A large shed offers exceptional storage or workshop space, while RV parking adds even more versatility. Nestled in

southeast Calgary, Dover offers residents unbeatable connectivity paired with an established, family-friendly feel. With quick access to Peigan Trail, Deerfoot Trail, Barlow Trail, Stoney Trail, and 52nd Street, commuting across the city is effortless. Residents enjoy nearby schools, everyday amenities, local restaurants, and convenient shopping minutes away at East Hills and along International Avenue. Outdoor recreation is abundant, with Valleyview Regional Park offering sports fields, a spray park, scenic pathways, and access to the Bow River's walking trails, golf, and off-leash dog park. Just minutes away, Elliston Park provides another beautiful escape with its tranquil pond in the summer and skating opportunities during the winter. Home is calling. Book your private tour with your favourite REALTOR® today.