



GRASSROOTS
REALTY GROUP

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5820 Dalridge Hill NW
Calgary, Alberta

MLS # A2333749



\$649,900

Division:	Dalhousie		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,426 sq.ft.	Age:	1971 (55 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.16 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Sauna, See Remarks		

Inclusions: n/a

Set on a peaceful street in Dalhousie, this light-filled bi-level offers generous proportions and an exceptional 7,100+ sq. ft. pie-shaped parcel with sunny southern exposure. The main floor has an easy-flowing design, with an expansive kitchen providing abundant cabinetry and workspace, and spacious living and dining areas that comfortably accommodate family gatherings. A bonus sunroom captures natural light throughout the day and provides an inviting retreat with views toward the mountains and Canada Olympic Park. Three well-sized bedrooms are located on the main level, including the primary bedroom with a private two-piece ensuite, along with a full main bathroom. The developed walkout level adds considerable versatility with a family room, an additional bedroom, a second full bathroom, a sauna and direct exterior access. A recently installed Regency i1150 Classic wood-burning insert provides excellent heating efficiency. The double attached garage includes workshop space for projects and storage. Outside, the remarkable yard offers plenty of room for gardening, recreation and outdoor entertaining, along with a large framed greenhouse and storage shed. Bring your ideas and transform this spacious home and extraordinary property into something truly special.