



GRASSROOTS
REALTY GROUP

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76 aberfoyle Close NE
Calgary, Alberta

MLS # A2337992



\$498,000

Division:	Abbeydale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	948 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	r-c2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Primary Downstairs		

Inclusions: none

Modern custom redesign with open living room and kitchen. Move right in. Renovated through out with clean neutral color palate. Lower level development is same top quality as the main floor and is set up just the way you want it. The home shows especially well and is ideal for starting out, retirees, empty nesters, or extended families. Lots of extra parking. Private rear yard. Large double garage. Newer windows, furnace and hot water tank. Low traffic location.