



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9 Foxwell Road SE
Calgary, Alberta

MLS # A2340827



\$729,000

Division:	Fairview		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,333 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Low Mainten		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, Stone Counters, Storage, Vinyl Windows		

Inclusions: N/A

This beautifully cared for 4 bedroom, 2 bathroom home sits on a quiet street in Fairview. Offering a well-designed floor plan with designated spaces to serve all your needs and a large yard perfect for entertaining. From the moment you arrive the pride of ownership is easy to see. The freshly painted exterior, mature trees, manicured lawn and privacy hedge with a parking pad give a welcoming impression. As you enter this home it continues and you are welcomed by an inviting space featuring bright windows that fill the room with warm natural light. The large living room and dining room allow space and comfort. The kitchen features quartz countertops, abundant cabinets with pantry storage and a large window looking out into your new yard. Upstairs has three generously sized bedrooms and a beautifully updated 4 pc bathroom. The professionally renovated basement adds a 4th bedroom currently used as the primary with attached bathroom and a second living room, office and laundry. The backyard may be one of your favorite parts of the property. Space outside is abundant and there is lots of room for children, pets, gardening or entertaining family and friends. This home has benefited from multiple upgrades that add comfort and peace of mind new FASCIA and EAVESTROUGH 2025, new ROOF 2020, FOAM INSULATION along the basement exterior walls and joists, professional basement reno, replacement of all interior bedroom and closet doors, new garage insulation, drywall, heat and

door. Fairview is called a hidden gem to those who know it because its central location offer access to all major connecting Roads Deerfoot, Blackfoot, Macleod and Glenmore Trail, commuting to all areas of the city is very convenient. Additionally the community is surrounded by multiple shopping options including Chinook Mall, transit is easily accessible and there are two playgrounds and a skate park to enjoy.