



GRASSROOTS
REALTY GROUP

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7427 Fountain Road SE
Calgary, Alberta

MLS # A2341966



\$655,000

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,005 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Off Street, Oversized, RV Access		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: BBQ, Patio Heater, Lawn Mower, All Gardening tools in shed. Others things could be negotiated.

The perfect home is waiting for its next owner! Welcome to this charming, move-in-ready bungalow nestled on a quiet street in the sought-after community of Fairview, ideally situated across from green space. With a fantastic layout, generous living spaces, and an incredible heated oversized garage, this home offers the perfect blend of comfort, functionality, and convenience. Step inside to a spacious living room featuring beautiful hardwood flooring and plenty of natural light. The adjoining kitchen is sure to impress with gorgeous maple cabinetry extending to the ceiling, a convenient breakfast bar, and a practical layout overlooking the backyard. Three generously sized bedrooms and a beautifully renovated bathroom complete the main level. The fully finished basement provides even more room to spread out, featuring a massive bedroom, four-piece bathroom, and huge family room—the perfect space for movie nights, gaming, a kids' play area, or simply relaxing with family and friends. One of the home's standout features is the backyard. Step outside to your covered and heated patio, complete with lighting and a gas BBQ hookup, making it an ideal spot to enjoy summer evenings or cozy up on cooler nights. The beautifully landscaped yard also offers space for a fire pit and garden areas, creating a wonderful outdoor retreat. Along the side of the home, is area for RV/Extra parking and a large shed for all of your gardening tools (which are included in the sale!). And then there's the garage! Car enthusiasts, hobbyists, and DIYers will love the oversized, heated double detached garage measuring 29' x 21'. There's plenty of room for two vehicles plus a dedicated workshop area, making this an exceptional space for projects, storage, and all your toys. Location is the icing on the cake. Fairview offers an established community setting with

parks, schools, shopping, restaurants, transit, and major roadways all close by. You're just minutes from Chinook Centre, Macleod Trail, Glenmore Trail, and downtown Calgary, making commuting and everyday errands incredibly convenient. Whether you're a first-time buyer, growing family, or simply looking for a well-maintained home in a fantastic inner-city location, 7427 Fountain Road SE is one you won't want to miss. Call your favourite REALTOR® today and book your private showing!