



GRASSROOTS
REALTY GROUP

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56 Aberfoyle Place NE
Calgary, Alberta

MLS # A2345892

\$499,956

Division:	Abbeydale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,037 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Front Drive, Garage Door Opener		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s)		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Closet Organizers, Laminate Counters, Pantry, Separate Entrance, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Welcome to this wonderful place to raise a family on a quiet cul-de-sac with a huge yard. Your new 5-bedroom 2 full-bathroom home with a double garage is perfect for a growing family. You will have peace of mind knowing that your new home comes complete with a newer high efficiency furnace installed in 2022, A newer hot water tank less than 5 years old and a roof approximately 10 years old. You will also appreciate an upgraded kitchen & updated main bathroom. You will enjoy having access to the huge private yard from two separate doors. The home has quality hardwood flooring and many customized closets. Your kitchen has plenty of counter space, a separate dining area & lots of storage. Your main floor bathroom has a large soaker tub perfect for relaxing. Handy large, organized closets in all rooms will be very much appreciated by everyone. Your basement is fully developed, with a full bathroom, 2 bedrooms, an office area and a living room and kitchen area. Plenty of storage downstairs and in your detached insulated double garage as well. Come and enjoy the expansive yard and see this hidden gem. COMMUNITY: Abbeydale is the kind of neighborhood that feels like a well-kept secret. While it was annexed from the M.D. of Rocky view back in 1976, it hasn't stopped evolving. In fact, between 2011 and 2016, the population jumped by nearly eight percent. People are flocking here for a reason. Even though the community is bordered by major routes like Stoney Trail and the Trans-Canada Highway, the interior remains remarkably peaceful. It's the perfect spot for those who want city access without the constant hum of city traffic. If you're looking for a place where the kids can actually run around, Abbeydale delivers. The community is packed with: Nearly a dozen parks and lush green spaces. Plentiful playgrounds for weekend energy burns.

Lower-than-average house prices that make homeownership a reality. The Abbeydale Community Center is the heart of the neighborhood. It's famous for its youth programs and even boasts a bit of provincial glory; it hosted the 2002 Alberta Youth Dart Championship! But it's not just about darts. The community offers a balanced lifestyle for all ages: For Kids: Two primary schools and reliable before-and-after school care. For Athletes: Numerous sports programs and active leagues. For Adults: Karaoke nights, cribbage tournaments, and local pub nights.