



**GRASSROOTS**  
REALTY GROUP

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**128 Doverthorn Bay SE**  
**Calgary, Alberta**

**MLS # A2346550**



**\$649,000**

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Dover                                                                      |               |                   |
| <b>Type:</b>     | Residential/House                                                          |               |                   |
| <b>Style:</b>    | Bungalow                                                                   |               |                   |
| <b>Size:</b>     | 1,151 sq.ft.                                                               | <b>Age:</b>   | 1974 (52 yrs old) |
| <b>Beds:</b>     | 5                                                                          | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached, Parking Pad                                        |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Cul-De-Sac, Few Trees, Irregular Lot, Landscaped, Pi |               |                   |

|                    |                                                                                                                      |                   |      |
|--------------------|----------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas                                                                                | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate, Tile, Vinyl                                                                                        | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                      | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                 | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                                                                                                           | <b>Zoning:</b>    | R-C1 |
| <b>Foundation:</b> | Poured Concrete                                                                                                      | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows |                   |      |
| <b>Inclusions:</b> | None                                                                                                                 |                   |      |

Welcome home, This recently updated Bungalow with functional open floor plan offers over 2200sf of total living space with large backyard in quiet cul-de-sac within walking distance to schools, volleyball courts Calgary's river pathways, minutes to downtown, the foothills industrial area, Deerfoot and Stoney trail. 3 bedrooms up including the primary with 2 piece ensuite and 2 large bedrooms down. total of 2 and a half baths. Shingles are roughly 5 years old.