



GRASSROOTS
REALTY GROUP

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44 Fraser Road SE
Calgary, Alberta

MLS # A2349143



\$799,000

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,355 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Private		

Heating:	Central, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to this exceptional **fully renovated** bungalow in the highly sought-after community of Fairview. This is a rare opportunity to own a home that has been renovated from the foundation up, with **virtually everything brand new except the original foundation**. Every detail has been thoughtfully redesigned with quality craftsmanship, modern finishes, and attention to detail, offering the comfort and peace of mind of a newer home in one of Calgary's most established communities. Offering over **2,400 sq. ft.** of beautifully developed living space, this stunning home features **4 bedrooms, 3 full bathrooms**, and a bright, open-concept floor plan designed for today's lifestyle. The main level is highlighted by a spectacular **new vaulted ceiling**, creating an impressive sense of space while filling the home with natural light. The chef-inspired kitchen is the centerpiece of the home, featuring premium cabinetry, high-end finishes, and a large island overlooking the spacious dining and living areas with a beautiful fireplace. The luxurious primary suite includes a walk-in closet and a spa-inspired 4-piece ensuite, while a second bedroom, another full bathroom, main-floor laundry, and a functional mudroom complete the main level. The professionally finished basement offers outstanding additional living space with **two more bedrooms, a full bathroom, a massive recreation room with a stylish wet bar, dedicated laundry, and plenty of storage**, making it perfect for entertaining, guests, or multi-generational living. This home has undergone a **complete professional renovation**, including **all new electrical, plumbing, HVAC, insulation, drywall, windows, doors, roof, flooring, kitchen, bathrooms, lighting, fixtures, interior and exterior finishes**—virtually every component of the home has been replaced, with only the original foundation remaining. All renovations

were professionally completed and inspected, offering exceptional quality and peace of mind. Buy with confidence knowing ****asbestos testing and professional abatement were completed as part of the renovation****. For complete transparency, the asbestos reports are available for buyers ON REQUEST. Step outside to enjoy beautifully designed outdoor living spaces, including multiple decks and a large patio, along with an ****oversized 20'6" × 25' detached double garage****, providing ample room for vehicles, storage. Located on a quiet street in the mature community of Fairview, you'll enjoy quick access to schools, parks, shopping, public transit, major roadways, Chinook Centre, and downtown Calgary. This is a truly one-of-a-kind opportunity to own a ****fully renovated home with the quality, style, and feel of new construction**** in an unbeatable location. Don't miss your chance to make this exceptional property your new home!