

\$480,000 - 75 Abalone Way Ne, Calgary

MLS® #A2088445

\$480,000

4 Bedroom, 2.00 Bathroom, 955 sqft

Residential on 0.21 Acres

Abbeydale, Calgary, Alberta

*****OPEN HOUSE: Saturday & Sunday
October 21-22, 2023 1pm-3pm***** Situated in the heart of Abbeydale, this outstanding **FULLY DEVELOPED** 4 bedroom home radiates warmth and charm from the moment you step inside. Pristine and well maintained, it promises a lifestyle of comfort and convenience. The bright and sizeable living room offers the perfect space for family gatherings or perfect for unwinding with a good book. Making your way into the heart of the home, the kitchen has been beautifully transformed and **UPDATED**. With its refinished cabinetry, cement & butcher block countertops, **IMMENSE** counter & cupboard space, **STAINLESS STEEL** appliances (including gas stove), farm-style soaker sink, this kitchen will make preparing family dinners a blissful experience! Just off the dining room is your access to the oasis that awaits you outside. The primary bedroom is generously sized with a plentiful closet. A 2nd spacious bedroom and modernized full bathroom completes the main floor. Heading downstairs, the **FULLY DEVELOPED** basement boasts 2 additional generously sized bedrooms, a full bathroom and a large rec room offering extra lounge space for other family members, movie nights, or a playroom for the little ones. One of the standout features of this property is the **EXPANSIVE PIE-SHAPED LOT** (over 9000sqft) offering endless possibilities for outdoor enjoyment, entertainment and a gardener's dream come true! The fully



landscaped backyard is a haven of tranquility, complete with a fruit trees/shrubs (pear, plum, & apple trees and saskatoon bush), a crackling firepit for toasting marshmallows and a HEATED GREENHOUSE for nurturing your green thumb (bountiful garden for farm-to-table freshness). For the hobbyist or car enthusiast, the OVERSIZED HEATED 24x24 garage in the front provides ample space for projects and storage, ensuring all your needs are met. Have an RV or extra vehicles? No problem, this property also has RV PARKING! This home has been meticulously cared for, with a LIST OF FURTHER UPDATES that will leave you worry-free for years to come: updated lighting fixtures, shingles (2014), hot water tank, furnace & humidifier (2021), deck & fencing (2012/2013), front sidewalks & firepit pad (2018), most windows replaced (2019) & Pella door installed (2019), custom log shed—just to name a few. Boasting an exceptional location, this property enjoys the luxury of ONLY ONE NEIGHBOUR, with NO NEIGHBOURS BEHIND YOU AND TO THE SOUTH—you'll be surrounded by lush greenspace, providing a sense of privacy and tranquility that's truly rare in the city. Don't miss the chance to make this lovingly maintained property your forever home. Schedule a showing today and start making cherished memories in this Abbeydale gem! Call your favourite realtor today to view!

Built in 1981

Essential Information

MLS® #	A2088445
Price	\$480,000
Sold Price	\$505,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2

Square Footage	955
Acres	0.21
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	75 Abalone Way Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6Y1

Amenities

Parking Spaces	6
Parking	Double Garage Detached, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, On Street, Other, RV Access/Parking, See Remarks

Interior

Interior Features	Chandelier, Crown Molding, No Smoking Home, See Remarks, Stone Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Humidifier, Microwave Hood Fan, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Other, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cleared, Corner Lot, Fruit Trees/Shrub(s), Lawn, Garden, No Neighbours Behind, Reverse Pie Shaped Lot, Landscaped, Level, Pie Shaped Lot, Private, Secluded, See Remarks
Roof	Asphalt Shingle

Construction	Aluminum Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 19th, 2023
Date Sold	October 26th, 2023
Days on Market	7
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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