

**143 Ferncliff Crescent SE
Calgary, Alberta**

MLS # A2273049



\$725,000

Division:	Fairview		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,057 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Garage Faces Rear, Heated Garage, Oversized, R		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Rectangular Lot,		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: Dishwasher x 2, Microwave x 2, Stove/Oven x 2, Washer, Dryer, Refrigerator x 2, Wall AC Unit, Garage Heater, Cabinets and Storage in Garage, shed, fire pit

OPEN HOUSE DECEMBER 7TH 12-2PMPrepare to be impressed by this fully renovated home tucked away on a quiet family-friendly street in the heart of Fairview. With 2,092 square feet of beautifully developed living space, this four bedroom, two bathroom home is split into two self-contained 2 bedroom, one bathroom legal suites. The perfect set up for investors looking for dual rental income generators, homeowners looking to have a powerful mortgage helper, or families wanting flexible multi-generational living, the versatility is endless. The home has been renovated to the studs with exceptional craftsmanship, showcasing two high-end kitchens that stand far above typical quick-flip renovations. The upper suite features a designer kitchen with quartz countertops, stainless steel appliances, a gas range, large island and abundant storage. The open-concept layout flows seamlessly into the bright living and dining areas. Two generously sized bedrooms and a beautifully updated four-piece bathroom- featuring the lovingly preserved original blue bathtub- add charm and character to this thoughtfully modernized space. The attention to detail throughout makes this renovation truly special. The lower suite feels anything but like a basement suite thanks to its split level design and large, light-filled windows. It features a beautifully finished kitchen with wood countertops and stainless steel appliances, a spacious living area overlooking the front yard, two large bedrooms, an updated bathroom and a versatile flex space rounding off the suite. A convenient large walkthrough storage room connects the home directly to the garage, and is the perfect place to tuck away your gear and belongings. The garage itself is a standout feature of the property, measuring 19.1' x 24.1' with an impressive 14.5' ceiling height. It is a dream space for a mechanic, car enthusiast,

hobbyist, or anyone seeking the option of extra rental income. Two additional cars can be parked behind the garage as well. Located in one of Calgary's most central and convenient neighbourhoods, you'll love the quick access to downtown, nearby Chinook Centre, walking distance to several schools, close proximity to a variety of shops and restaurants, a 15-minute walk to the LRT and effortless connectivity to major roadways. Everything you need is truly at your doorstep.