

36 Doverthorn Place SE  
Calgary, Alberta

MLS # A2287627



## \$499,900

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,101 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<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-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, See Remarks, Soaking Tub, Storage		

**Inclusions:** Alarm System Hardware, Storage Shed

Fantastic turnkey home situated on a huge pie lot in a prime cul-de-sac location. This two-owner family home has been lovingly maintained and updated over the years. Loads of natural light throughout the home. The spacious eat in kitchen is the heartbeat of this home and showcases ample amounts of cabinet and counter space, updated stainless steel appliances and enough space to accommodate a large dining set. Garden door leads out to the large rear deck and backyard. A second door off the kitchen provides access to the 4-season sunroom. Adjacent spacious living room is highlighted by the sunny bay window. Updated main bath features an oak vanity, and deep soaker tub/shower with full tile surround. 2 well sized bedrooms round out the upper level. The fully developed lower level contains the huge family/rec room that offers many flexible uses, 2 more bedrooms and a second, updated full bath. Fully fenced family sized backyard offers mature landscaping, RV parking and room to build your own dream garage. Enjoy the convenience of being minutes to all levels of schools, shopping, C-train, restaurants, parks and splash pad. This is a total package turnkey home. Excellent Value!