

48 Dover Ridge Court SE
Calgary, Alberta

MLS # A2221769



\$565,000

Division:	Dover		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,092 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Granite Counters, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: Basement refrigerator, Basement Bar Shelving, Pool Table, Hot Tub, Shed

Nestled on a quiet cul-de-sac, this well-cared for bungalow has been owned by the same owners for over 20 years! Pride of ownership is evident the moment you step in. You're greeted by a spacious living room with hardwood flooring and large bay windows allowing in plenty of natural sunlight! The well appointed kitchen features GRANITE countertops and modern stainless steel appliances including an UPGRADED refrigerator with a water line and ice dispenser and a BOSCH dishwasher. Next to the kitchen is a dining area with large windows overlooking your front yard. There are 3 generously sized bedrooms with the primary bedroom having it's own 2-pc ensuite and another 4-pc bathroom on the main level ensuring plenty of space for you and your family! The fully finished basement with a SEPARATE SIDE ENTRANCE is a great place to entertain! It features a bar, pool table, games/recreation area, a 3-pc bathroom and an additional bedroom. The backyard is a sight to behold! There is a beautiful garden with a pond, planters for growing your own fruits and vegetables, a built-in hot tub with a surrounding deck and a NEWER fence - the backyard is a serene and beautiful place to spend your summer evenings! Over the years, the home has received many UPDATES including replacing the roof and soffits, windows, furnace, installing fully custom blinds and recently all NEW CONCRETE sidewalks (2024). Conveniently located within a short drive to Calgary downtown, the West Dover (K-6) School and International Avenue with all it shops, grocery stores and restaurants, this home is a must-see! Call to book your private showing today.