

32 Radcliffe Bay SE
Calgary, Alberta

MLS # A2228037



\$599,900

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,187 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Dog Run Fenced In, Front Yard, Landscaped, No Ne		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Partial	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Central Vacuum, Laminate Counters, Storage, Vinyl Windows, Wet Bar		

Inclusions: none

Opportunity to own a lovely well-maintained home on a HUGE, HUGE, HUGE pie lot backing onto the school. There have been numerous upgrades in recent years. The windows are vinyl sliders. The soffits and eavestroughs and roof shingles were done in 2022. All the appliances are newer including washer and dryer. The electrical panels in the house and garage were replaced in 2016. The hot water tank was replaced in 2017 and the furnace has been regularly maintained and cleaned. Hardwood flooring flows throughout the main floor and the Living Room features a large bow window and is open to the Dining Room offering a wonderful entertainment space. The kitchen has plenty of counter space, a window over the sink, stainless steel appliances and eating area. The Upper Level boasts a large Primary Bedroom with a 3 piece Ensuite, 2 other spacious bedrooms and a 4 piece bathroom. The Third Level boasts a gorgeous bright Family Room with a brick fireplace, a 4th bedroom, 3 piece bathroom and door to the backyard. The 4th Level houses a Recreation Room with wet bar and a hot tub (as is), a huge storage crawl space and laundry/utility room. The backyard once had an amazing garden and greenhouse but as life got busier it ceased to exist. It could accommodate a trailer or little dog park! The oversized garage and lengthy driveway are amazing! The retaining wall is maintained by the City.