

**599 Aboyne Crescent NE**  
**Calgary, Alberta**

**MLS # A2204719**



**\$499,800**

<b>Division:</b>	Abbeydale		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,103 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters		

<b>Inclusions:</b>	Hot tub as is
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**\*\*Stunning Newly Renovated Home with Rental Income Potential!\*\*** Welcome to this beautifully renovated home designed for modern living, featuring elegant upgrades throughout. As you enter, you'll be greeted by a warm and inviting living area, complete with a gorgeous fireplace—perfect for cozy nights with family and friends. The heart of the home is the brand-new kitchen, which boasts a large island, sleek quartz countertops, stylish cabinetry, and stainless steel appliances. It's a dream for home chefs and entertainers alike. The convenience of main-floor laundry and a powder room enhances the home's practicality and ease of living. Upstairs, you'll find three generously sized bedrooms and a full bathroom, thoughtfully designed for comfort and relaxation. The fully finished basement offers an incredible rental opportunity or an ideal space for extended family with a spacious bedroom, a full bathroom, a fully equipped second kitchen, and separate laundry facility. The private backyard and spacious deck create the perfect setting for summer barbecues or a safe, fun space for children to play. The oversized single detached garage provides secure parking and extra storage for all your seasonal gear. Nestled in a desirable neighborhood, this home is truly a must-see. Don't miss this fantastic opportunity—call your realtor today to book a private showing!