



780-380-6207
 meghan@meghanrobinson.net

**5716 Dalmead Crescent NW
 Calgary, Alberta**

MLS # A2185956



\$899,998

Division:	Dalhousie		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,161 sq.ft.	Age:	1968 (57 yrs old)
Beds:	6	Baths:	3
Garage:	Carport, Double Garage Detached, Off Street, RV Access/Parking, RV Carport		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Garden, Low Maintenance Landscaping		

Heating:	ENERGY STAR Qualified Equipment, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Quartz Counters, Storage, Tankless Hot Water, Vinyl Windows

Inclusions: N/A

Fully renovated 4 level split only 15 minutes to downtown in the highly sought-after NW community of Dalhousie! It offers over 2,200 square feet of beautifully redeveloped living space over 4 levels, making it perfect for growing families, those who love to entertain, or even as an investment to rent by the room to local university students. With 6 bedrooms (3 up/3 down) and 3 modern bathrooms, there's ample room for everyone to enjoy. Inside, the home has undergone a full renovation in 2024, ensuring a fresh and contemporary feel throughout. Every detail has been carefully considered and all work performed by licensed trades. From the new casings, baseboards, and doors, to the stylish new flooring that seamlessly blends the main entertaining area to the living areas. The kitchen is a chef's delight, featuring all brand-new cabinets, quartz countertops, under-counter and toe-kick lighting, and new appliances. The home's interior shines with all new LED lighting throughout, updated plugs and switches, and custom-fabricated black metal handrails, bringing a touch of contemporary elegance to the space. This modern aesthetic extends to the bathrooms, which boast new flooring, vanities with sleek quartz surfaces and all new plumbing fixtures including toilets and tubs. The exterior has been completely modernized, featuring brand new grey smart board, black soft metals, and white vinyl siding on both the house and garage, as well as all new windows and exterior doors throughout. The front yard is completely maintenance free with massive mature trees surrounded by black mulch and faux flower beds. The back yard features a newly installed 6-foot fence all around with three gates offering added privacy and security. As you step out back, the large backyard invites you to relax and entertain. The landscaping has been transformed with fresh sod and a gravel BBQ

pit area, perfect for summer back yard gatherings. This outdoor oasis adds to the home's charm, making it an ideal place for both relaxation and entertainment. Set on a generous 521 sq meter lot, this property combines both convenience and comfort. The oversized double detached garage and separate RV carport provide abundant storage for vehicles, toys and/or outdoor gear nestled securely at the base of the rear of the property. Beyond its beauty, this home offers practical updates to ensure your comfort and peace of mind. A high-efficiency furnace and on-demand tankless hot water system, both only 2 years new, provide reliable energy-efficient service and add yet another layer of long-term durability. Located within walking distance of Nose Hill Park, several schools, Calgary transit, and a variety of retail and dining options, this home offers the perfect blend of modern living and neighbourhood convenience. Don't miss the opportunity to make this stunning, fully renovated property your own. Contact your favourite Realtor today to schedule a viewing!