

**519 Dalcastle Mews NW
Calgary, Alberta**

MLS # A2237641



\$850,000

Division:	Dalhousie		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,950 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Driveway, Insulated, Oversized, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Many Trees, Pie Shaped Lot, Underground		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Fiberglass	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Storage, Wet Bar		

Inclusions: Pool Table & Cues/Balls, Alarm Equipment Without a Contract, Stove in Basement

Original owners (46+ years) of this 1979 Melcor home are moving on! This = perfect chance for NEW buyers to enjoy this amazing home! Dalhousie has a well-established feel with mature trees, manicured streets+it's family friendly. Builder added 2 ft on the back for this popular home model in Dalhousie. HUGE lot = 7610 sq ft pie shape (no back lane)-quiet Cul-De-Sac! OVERSIZED drywalled/insulated double garage PLUS owners paid to add extra paving on front, adding to driveway/beside home=RV storage + you can easily park 6 cars! 1950+ sq ft above grade PLUS developed basement. 3 beds up PLUS office on mnlevel = 4 beds above grade. Blooming Peonies greet you-as you walk up to SW facing front door. Sprinkler/irrigation system helps keep lawn & plants watered & looking great! Enter home & instantly recognize the pride of ownership throughout. These owners loved this great home! Living/dining area enjoys that SW light. Kitchen/Nook & family room (more gleaming HW!) = heart of the home. Imagine creating NEW memories here with your family!? Transition directly out to your large backyard. Perfect deck space+gas line for BBQ makes entertaining outside easy! Enjoy WOOD burning fireplace on those chilly nights. Wood panelling has become POPULAR again! Mn floor laundry, 2 piece bath (sellers say possible to add a shower here where closet is if you need full bath on this level!) Side Door that transitions directly outside-great for dogs & kids! Direct access to attached garage-perfect for bringing in groceries or suitcases. Office (or 4th bedroom) w/hardwood floors completes this main level. Transition to the second level-3 bedrooms-ALL w/Hardwood floors & shutters! Primary offers 3 piece ensuite. 4 piece bath services other two rooms. Basement development offers MORE space! Hang out and play pool. Entertain with your bar/sink area. Enjoy

the gas stove in this cozy area & watch a movie....did I mention all the "bonus" space?! SO much storage, area for woodworking/small shop, sink in mechanical room, craft room? These owners took care of their home. Most windows changed out, newer roof shingles-Fibreglass roof hail resistant-40 yr warranty, 2 new furnaces 2018, HWT 2017, Newer garage door opener. VacuFlo installed 4 yrs ago! When something needed attention-it was done properly! Dalhousie community center hosts wide range of programs & events for all ages=preschool, after-school programs, summer camps, various fitness/hobby classes. Community association organizes events like farmers' markets, concerts, winter carnivals & more. Located near Nose Hill Park, providing easy access to green spaces/pathways. Well-connected to major roads like Shaganappi Trail & Crowchild Trail=makes it easy to get around Calgary & beyond. Great public transportation-Dalhousie LRT and bus stop mins away. Close to U of C, SAIT, Foothills Hospital, Children's Hospital. Easy access to shopping, restaurants, amenities. Off leash dog park easy 15 min walk. Buy today & get kids registered for 2025 school year!