

15 Fielding Drive SE
Calgary, Alberta

MLS # A2286746



\$689,000

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,119 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, On Street, Parking Pad, RV Access/		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Step into this beautifully renovated home, inside and out, set on a massive lot in Fairview, a highly sought after inner city neighborhood on the rise. With new windows, modern finishes throughout, and a rare NW facing orientation, this home is flooded with natural light all day, including the bright, finished basement with mountain and city views. The inviting living room features original hardwood floors, a gas burning fireplace, and stylish modern lighting. The entire main floor was fully gutted and renovated in 2018, including new electrical, lighting, drywall, doors, trim, and fixtures while preserving the pristine hardwood. The redesigned kitchen showcases granite countertops, subway tile backsplash, slow close cabinetry, a center island with pendant lighting, durable tile flooring, and a full suite of high end black stainless appliances, including a gas stove and hood fan perfect for cooking and entertaining. The main bathroom was completely reimagined with new tile flooring, updated vanity and toilet, a large soaker tub, and a beautiful tile surround, creating a spa like retreat. The main level offers a spacious primary bedroom plus two additional generously sized bedrooms, all with hardwood floors, modern lighting, and new windows. Downstairs, the renovated basement provides an open, airy family room ideal for entertaining, along with a gym/den area, a full bathroom, and a massive fourth bedroom perfect for guests. Outside, enjoy the beautifully landscaped backyard with an expansive patio, ideal for summer evenings. The detached double garage has been fully updated with a new roof, gutters, Hardy siding, garage door and opener, and a triple pane gas filled window, plus an enormous parking pad accommodating four additional vehicles or RV parking. With unbeatable access to all parts of the city, this stunning home blends modern sophistication, space, and

lifestyle ready for you to grow into or simply enjoy as your own.