

**6104 Dalcastle Link
Calgary, Alberta**

MLS # A2313874



\$784,900

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|------------------|---|---------------|-------------------|
| Division: | Dalhousie | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,956 sq.ft. | Age: | 1980 (46 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, Private | | |

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|--------------------|----------------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Wood Frame, Wood Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home, Quartz Counters | | |

Inclusions: Basement Fridge

This beautifully updated family home is set on a quiet street in the highly desirable community of Dalhousie. It has been extensively renovated over the years, including a modernized kitchen and bathrooms, newer flooring, windows, gas fireplace, shingles, exterior paint, fencing, rear deck, and more. Notable recent updates include a custom storage shed and new fencing (2021), exterior painting (2021), a new rear deck (2023), and a new dishwasher (2025). Flooded with natural light from large south-facing windows, the main floor offers a bright and welcoming layout ideal for both daily living and entertaining. A spacious living room connects effortlessly to the formal dining area, creating an inviting flow for family gatherings. The updated kitchen showcases rich cabinetry, quartz countertops, stainless steel appliances and a breakfast nook. A versatile flex space with a cozy fireplace adds flexibility as a home office, den or playroom. A mudroom, laundry area and convenient 2-piece powder room complete this level. Upstairs, you'll find four generously sized bedrooms, offering ample space for a growing family. The primary suite includes dual closets and a private ensuite, while the additional bedrooms are served by a well-appointed full bathroom. The fully finished basement expands the living space with a large recreation and games room featuring a wet bar, additional room which can be used as a 5th bedroom (without egress window), another den area, a dedicated home gym area, a 4 piece bathroom with a relaxing soaker tub and plenty of storage. Outside, the spacious backyard is designed for enjoyment and functionality, featuring a large deck for summer entertaining, room for kids and pets to play, a fenced dog run and convenient access for RV, boat, or trailer parking. Ideally located close to parks, shopping, transit, the Dalhousie LRT Station, and

top-rated schools including the University of Calgary, this home offers an ideal blend of thoughtful updates, functional living space, and a prime location.