

7112 Fountain Road SE Calgary, Alberta

MLS # A2341535



\$599,900

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,050 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, See Remarks, Separate Entrance		

Inclusions: WATER SOFTENER

OPEN HOUSE SUN SEPT 6 1-3PM: Welcome to 7112 Fountain Road SE, a beautifully updated bungalow situated at the end of a quiet cul-de-sac on a huge pie-shaped lot, new roof (2023), and an Oversized Double Garage. Offering ~2000sqft of developed living space, this home features 3 bedrooms on the main floor plus a large 4th bedroom + Flex/Den in the fully finished basement. The bright main level features refreshed kitchen cabinetry, quartz countertops, tiled backsplash, stainless steel stove and fridge, a spacious dining area, and a comfortable living room. Newer windows throughout and an updated 4-piece bathroom add to the home's move-in-ready appeal. Downstairs, the renovated basement provides an incredible amount of additional living space, including a spacious 20'5" x 14'5" family room, an impressive 16'11" x 9'2" bedroom, updated 4-piece bathroom, and a finished 11'11" x 11'5" den/flex room, ideal for a home office, gym, playroom, or hobby space. Outside is where this property really stands out. The large private pie-shaped yard offers plenty of room for entertaining, kids, pets, or gardening and features a two-storey composite deck. Completing the property is an oversized 23'7" x 21'6" double detached garage with plenty of room for vehicles and additional storage. With its 4 bedrooms, 2 full bathrooms, renovated basement, numerous updates, oversized garage, and exceptional cul-de-sac lot, 7112 Fountain Road SE offers an excellent combination of space, functionality, and value.