

106 Dalglish Bay NW
Calgary, Alberta

MLS # A2344644



\$919,000

Division:	Dalhousie		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,840 sq.ft.	Age:	1970 (56 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Garden,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Granite Counters, See Remarks, Storage, Vinyl Windows		

Inclusions: Outdoor BBQ

Tucked away on a quiet cul-de-sac and backing onto a peaceful green belt, this beautifully maintained four-level split offers the space, privacy, and flexibility today's families are looking for. With 5 bedrooms, 2.5 bathrooms, a double garage, central air conditioning, and an exceptional indoor-outdoor living environment, this is a home that offers room to grow while providing the comfort and functionality to enjoy it right now. From the moment you step inside, the home feels bright, welcoming, and incredibly livable. Beautiful hardwood flooring, oversized windows, and an abundance of natural light create a warm main living space, while the dining area provides plenty of room for family dinners and entertaining. The kitchen offers ample cabinetry, generous counter space, and a great view of the beautifully landscaped backyard and green belt. A new dishwasher and reverse osmosis water filtration system add appreciated modern conveniences. Just a few steps down from the kitchen, the next level opens into a comfortable family room anchored by a newly installed gas fireplace. This is the kind of space that naturally becomes the heart of the home, whether you're settling in for a movie, enjoying a quiet evening by the fire, or entertaining friends. A fourth bedroom with a closet is located just off this level, making it an ideal bedroom for guests, a dedicated home office, or a private space for older children. The upper level is dedicated to family living, with three well-sized bedrooms, including a spacious primary retreat with a recently renovated ensuite. A second full bathroom completes this level, providing plenty of room and functionality for the entire family. The basement adds another unexpected dimension to the home. A newly finished, bright fifth bedroom with a closet provides excellent flexibility for guests, a teenager, nanny, or home office. The remainder of the lower

level offers a huge recreation space with enlarged windows, perfect for a playroom, gym, media room, or additional family hangout. A massive crawl space provides an abundance of storage that is rarely found in a home of this style. Outside is where this property truly stands apart. The expansive backyard is beautifully landscaped with mature trees and plantings, enjoys sunny exposure, and backs directly onto the green belt. Stone steps lead from the yard into the green space, creating a private and scenic extension of your backyard. A firepit sets the stage for summer evenings, while the new gas BBQ installation makes outdoor entertaining easy. Located within walking distance of West Dalhousie, St. Dominic's, H.D. Cartwright, and Sir Winston Churchill High School, this is an ideal location for families who value both convenience and independence. Dalhousie LRT Station, shopping, restaurants, and everyday amenities are also close by, while the University of Calgary, Foothills and Children's Hospitals, Market Mall, Bowness, and Edworthy Park are all just minutes away.