



Hanney Nelson Real Estate Group

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Royal LePage Mission Real Estate

#100 3595 114 Ave SE

Calgary, AB

T2Z 3X2



70 Mary Dover Drive SW, Calgary, Alberta, T3E 7S9, Ca

MLS®# C3543047



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Property Value	\$2,250,000
Type	House
Style	2 Storey
Basement	Full
Parking	Double Garage Detached
Year Built	2012
Taxes	4633
Living Area	2,919.20 sq.ft.
Lot Frontage	60.07 ft
Lot Depth	104.89 ft
Lot Size Area	6,641.33 sq.ft.
Bedrooms	5
Bathrooms	3 full

## Description

Backing onto a massive private mature green space, this 3,333 sq ft Arts and Crafts style home features craftsmanship second to none. Relax in the spacious professionally landscaped rear yard, entertain with friends or enjoy with family in the open main floor plan. Gourmet kitchen with professional appliances and Downsview cabinetry, open family style dining, inviting family room with built-ins & fireplace. The main level study can also be used as a spacious formal dining room. 5 substantial bedrooms with 3 up, professionally developed lower area includes rec room with bar area & wine fridge, games room and 3 storage rooms. Enjoy the spa like ensuite from the heated floors to the deep soaker tub or the warm shower, and a true walk in closet suitable for all your clothing needs. Solid hardwood floors create a homey feel on the entire main level, upgraded carpeting on both upper and lower levels. Experience the return of craftsmanship with Empire Custom Homes. Available for immediate occupancy.



