



## 803 Forlee Drive SE, Calgary, Alberta - \$575,000



Main Photo

### Property Description

This is BY FAR THE BEST HOUSE IN THE WHOLE EAST SIDE OF CALGARY - 803 Forlee Drive SE - an unbelievable single family detached home located on a quiet street STEPS AWAY from K-6 Keeler School and super close to TWO high schools - Jack James and Forest Lawn High School. Your future home has been RENOVATED and UPGRADED over the years...all the renovations were done with UTMOST QUALITY! Here are the details of the property: The MAIN FLOOR offers a living room with a BAY WINDOW and REAL WOOD POSTS separating it from a CHEF'S KITCHEN (with stainless steel appliances and beautiful cupboards) and a dining room. The UPPER FLOOR features a MASTER BEDROOM WITH a 2PC ENSUITE, as well as a full 4PC bathroom and 2 more bedrooms. The LOWER LEVEL features a HUGE ENTERTAINMENT/FAMILY/LIVING ROOM (can be used as a bedroom), a 3PC bathroom with HEATED FLOORS, a laundry room and a HUGE CRAWL SPACE that's excellent for storage. The OVERSIZED (24' X 24') HEATED GARAGE is perfect for your cars (there's also RV parking at the back). Now, check out the list of updates (be prepared to be blown



away): electrical panel (2005), furnace (2006), windows (2006), kitchen was completely redone in 2006, plumbing (2010), exterior paint (2010), basement bathroom (2015), HARDWOOD FLOORING upstairs (2015), RENAI ON DEMAND WATER HEATER (2021). Please note that the house furnace and the on demand HWT have been serviced annually by a professional HVAC/plumbing company. The oversized 6300 sq.ft / 53' x 119' lot features a gorgeous lawn and shrubs that have also been professionally take care of. This home is not your average flip! Everything has been done with care and love over the years. This is a place you'll truly enjoy calling home—come see it today! Book your viewing NOW!!!

## REALTOR Referral

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