

448 Ogden Drive SE  
Calgary, Alberta

MLS # A2179921



**\$585,000**

<b>Division:</b>	Ogden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	1976 (48 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Secluded		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, See Remarks	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Laminate Counters, No Smoking Home, Pantry, Separate Entrance, Sump Pump(s), Vinyl Windows		

**Inclusions:** Window Coverings, Refrigerator in the basement.

Step into this beautifully maintained bungalow that perfectly blends style and functionality. With a total of 5 bedrooms and 2.5 baths, this home is ready to meet your family's needs. The home sits on a quiet street across from a treed green space. The kitchen features plenty of added storage and a built-in cupboard in the dining room, perfect for entertaining and keeping everything organized. The developed basement offers versatility, creating a private living area ideal for extended family members or simply as extra space to spread out and enjoy. Outside, this property shines with two fantastic outdoor spaces. There is a large front patio, perfect for morning coffee or evening chats, and a private backyard patio, ideal for BBQs, entertaining, or relaxing. The fully fenced yard includes an insulated and heated 22' x 24' garage with a work area, plus an 8' x 12' storage shed to keep all your gear organized. This home has been appreciated and had significant upgrades, including a new hail resistant roof, updated fascia and gutters, and energy-saving triple glazed windows installed this summer. The thoughtful upgrades continue inside, creating a modern yet cozy atmosphere that feels like home when you walk in. Conveniently located within walking distance of transit stops, scenic walking paths, parks, schools, shopping, and restaurants, this home offers you comfort and practicality. This one is easy to view, so take advantage of it. Come see for yourself and make it yours!