Al Beatty
GRASSROOTS REALTY GROUP — GRANDE PRAIRIE

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64 Foxwell Road SE
Calgary, Alberta

MLS # A2292005

$839,900

Division:	Fairview		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,942 sq.ft.	**Age:**	1959 (67 yrs old)
Beds:	6	**Baths:**	3
Garage:	Carport, Double Garage Attached, Driveway, Garage Faces Rear, Insulated		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane		

Heating:	Boiler, In Floor, Forced Air	**Water:**	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Solar Panels, Green House, Shed, Hot Tub

Lovingly cared for by one incredible family, this charming and spacious home in Fairview offers over 1,900 sq ft above grade and more than 2900 sq ft of total developed living space. With a flexible layout and separate side entry to the basement, this property offers excellent potential for multigenerational living or for families seeking space, comfort, and convenience in the well-established central community of Fairview. The main floor features a comfortable, open-concept living room with a gas fireplace, offering flexible use as a sitting area, dining space, or family gathering area. This level includes three bedrooms with large windows, one with access to the front porch through new sliding glass doors, perfect for a home office. Laundry is conveniently located on the main floor along with a 4-piece family bathroom. Up a few steps you’ll find the sun-filled primary retreat, complete with vaulted ceilings, a cozy window seat, walk-in closet, and ensuite with dual vanity. The renovated kitchen is a true standout, featuring a huge island, quartz countertops, abundant cabinetry and pantry storage, stainless steel appliances (2024), skylights, and a second fireplace. The eating area opens to a deck overlooking the beautifully landscaped backyard with a peaceful pond, garden beds, greenhouse, and hot tub. The lower level offers incredible additional space, including two more bedrooms, a large recreation area, and a spacious bathroom with a jetted tub. Whether for movie nights, games, a home gym, or hobbies, there’s room for it all. The separate side entrance provides added flexibility and future potential. Step outside and enjoy a yard that feels like your own private park, complete with mature trees, gardens, pond, and relaxing outdoor spaces including the sunny west-facing front deck, perfect for entertaining or watching the kids play. Parking and

storage are plentiful with a large driveway, double garage, and carport. Recent updates include 23 solar panels (2024) for excellent energy efficiency. Home owners RECEIVED a $1700 CREDIT in 2025 from their utility provider and paid $285.00 for ELECTRICITY IN 2025 while running a kiln and hot tub. Roof (2022), hot water tank (2020), and stainless steel appliances (2024). Ideally located near schools from K–12 including Fairview Bilingual School, shopping and amenities at Deerfoot Meadows and Chinook Centre, and outdoor recreation at Fish Creek Provincial Park. A truly special home in a fantastic location - book your showing today to truly appreciate this property's charm.

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