



## 46 Calder Crescent

Perfect for a young family, this move-in-ready 3-bedroom, 1-bathroom home is located on a quiet, low-traffic crescent just steps from an elementary school.

The home features an updated kitchen and dining area, offering a bright and functional space for everyday living. The cozy living room is highlighted by a wood stove, creating a warm and inviting atmosphere during the colder months.

The large back mudroom provides excellent storage for coats, boots, backpacks, and outdoor gear. Outside, the fully fenced backyard offers a safe space for children and pets to play while providing plenty of room for entertaining, gardening, or relaxing.

A standout feature is the backyard workshop, ideal for hobbies, projects, additional storage, or a personal retreat. With numerous updates and a family-friendly location, this well-maintained property offers comfort, functionality, and value.

Price Includes: Fridge, Stove, Dishwasher, Washer, Dryer, Blinds, and Shed.

**Year Built:** 1978

**Fireplace:** Wood

**Property Tax:** \$2,918 (2016)

**Heating:** Forced Air

**Construction:** Bungalow

**Parking:** Dbl. Concrete Drive

**Foundation:** Preserved Wood

**Basement:** Crawl Space




**\$475,000**

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