



GRASSROOTS
REALTY GROUP

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80 Allandale Close SE
Calgary, Alberta

MLS # A2234703



\$769,900

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,116 sq.ft.	Age:	1969 (56 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached, Heated Garage, Insulated, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage		
Inclusions:	Hot tub & Water softener negotiable		

Welcome to this gorgeous, fully renovated family home with a beautiful west-facing backyard and an oversized heated garage, nestled on a quiet close in the heart of mature, R-C2 zoned Acadia! This stunning bungalow boasts nearly 2200 SF of developed space, meticulously renovated from top to bottom, featuring a brand-new kitchen, flooring, windows, doors, roof, and a 4.88 kW fully functional solar system. The chef in the family will adore the gourmet kitchen, complete with a large window overlooking the backyard, a massive center island, quartz countertops, ample full-height cabinets, and upgraded appliances. The spacious primary suite offers a beautiful walk-in closet and a luxurious ensuite with a walk-in glass shower. The second bedroom conveniently accesses another beautifully designed full bathroom. The developed lower level is perfect for entertaining and relaxation, featuring a huge family room, a den, an extra bedroom, a large 4-piece bathroom, new epoxy floors, and abundant storage options. Step outside to the west-facing backyard, a true family playground with a private shaded area for relaxation, a firepit spot, space for a trampoline, and a hot tub area, perfect for unwinding at the end of the day. Plus, the oversized detached heated garage ensures your vehicles and belongings stay safe and warm during the colder months. This prime location is close to schools, parks, playgrounds, walking and bike paths, and all amenities. This is a complete family home, ready to create new memories. Don't miss out—book your viewing today!