



**GRASSROOTS**  
REALTY GROUP

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**235 Allan Crescent SE**  
**Calgary, Alberta**

**MLS # A2235157**



**\$769,999**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Irregular Lot, Lawn, Level, Low Maintenance		

<b>Heating:</b>	Central, High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** Other

Enjoy a beautiful summer in your very own backyard oasis, complete with a heated pool perfect for entertaining friends and family. This home sits on a large corner lot and has fantastic curb appeal with beautiful landscaping, loved by the same family since 1998. Inside, the main floor is bright and open with a spacious living room, dining area, and a stunning white kitchen with newer stainless steel appliances. The island features pendant lighting, and a door from the kitchen leads directly to the covered, rear deck overlooking the pool. The living room has large vinyl windows that fill the space with natural morning light. Down the hall is a second rear exit to the west facing backyard, a renovated 4-piece bathroom and two bedrooms including a generous primary retreat that was formerly two bedrooms and could easily be converted back if desired. The main floor features hardwood flooring in the living area, tile in the kitchen and laminate in the bedrooms. The basement has been updated with a spacious recreation room, vinyl plank flooring, large vinyl windows and a stylish wet bar. There's also a front-facing bedroom, a 3-piece bathroom, and plenty of storage. The pool slopes to a max depth of 9 feet and features a diving board, thermostat-controlled temperature, a brand new pump and chlorinator installed in 2024, summer solar blanket on a roller, removable winter hard cover and a liner replaced in 2021. It is also fully fenced in, keeping children and pets safe while you relax or entertain. A dedicated pool house adds convenience with a full 3-piece bathroom, making it easy to host summer gatherings without ever needing to step inside. The home also features a heated, double detached garage. Additional updates include the roof (2020), high efficiency furnace, vinyl windows, A/C service and more. Located in the well-established community of Acadia, this home is just minutes

from schools, parks, playgrounds, Deerfoot Trail, Southcentre Mall and a variety of local shops, restaurants and amenities. This is the perfect place to enjoy the best of summer living and year-round comfort. Check out the 3D Virtual Tour and book your showing today!