



GRASSROOTS
REALTY GROUP

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**8555 Addison Place SE
Calgary, Alberta**

MLS # A2236890



\$695,000

Division:	Acadia		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,056 sq.ft.	Age:	1968 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Other, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Smoking Home, Pantry, See Remarks, Storage, Vinyl Windows		

Inclusions: n/a

Welcome to a RARE OPPORTUNITY to own a home that has it all in the heart of Acadia—one of Calgary's most established communities—where this beautifully renovated 4-level split home that is on a HUGE LOT offers the perfect blend of character, comfort, and convenience. With OVER 2,000 square feet of thoughtfully developed living space, this 4-BEDROOM, 2-BATHROOM home is designed to grow with your family and adapt to your lifestyle. Situated on a quiet street directly ACROSS THE STREET FROM A PARK and a wide open field that transforms into a community skating rink during the winter months, it's a setting that is perfect for families and those that enjoy a peaceful lifestyle! Step inside to find a home that's been lovingly cared for and tastefully renovated, with NEW VINYL PLANK FLOORING and plush carpet flowing throughout all levels, including the finished basement!! The layout is as functional as it is inviting, with three spacious bedrooms upstairs and a massive fourth bedroom downstairs, ideal for guests, a home office, or a teenager's private hideaway! The kitchen features NEW APPLIANCES and offers a seamless blend of modern touches and the warm, welcoming feel of a home that has stood the test of time! Both bathrooms have been fully renovated with stylish finishes, adding comfort and elegance to your daily routine. Outside, the MASSIVE SOUTH-FACING BACKYARD is nothing short of spectacular—whether you're an avid gardener, a weekend entertainer, or simply someone who appreciates a quiet place to unwind in the sun, this yard is sure to impress!! There is even RV parking for those that are adventurous! THE OVERSIZED DOUBLE GARAGE is perfect for not only parking your vehicles but also creating a workshop or hobby area, offering

endless possibilities for creativity and storage. Beyond the property itself, the lifestyle here is unbeatable—walk to nearby schools!!! shopping plazas, coffee shops, recreation centres, and enjoy a quick 15-minute commute to downtown Calgary. This isn't just a home—it's the full package of location, lifestyle, and lasting value, and it needs to be seen in person to be truly appreciated!!!