



**GRASSROOTS**  
REALTY GROUP

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**8811 Ancourt Road SE  
Calgary, Alberta**

**MLS # A2243879**



**\$549,900**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,172 sq.ft.	<b>Age:</b>	1961 (64 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Carport, Driveway, Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Landscaped, Level, No Neighbour		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	High Ceilings, Vaulted Ceiling(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** Storage shed

Drive up to this home on the tree-lined street & look up to see the fully encompassing canopy of numerous Elm trees! Fabulous location in the heart of Acadia backing to a park & facing the school green space. No more stress of long, crazed commutes to get the kids off to school&hellip; instead they can walk to numerous local elementary, middle & high schools! Catch a bus around the corner to get to wherever you need! Shopping, restaurants & other conveniences are only minutes away plus a quick commute to City Centre from this centralized location. The home offers an amazing open floorplan flooded with natural light from loads of large windows. Soaring vaulted ceilings in the kitchen, dining & great room plus 5 bedrooms, a recreation room with fireplace, den, laundry & storage rooms. Large carport has been closed in making it easily convertible to a single attached garage or use as-is for a protected outdoor living space. Other homes in Acadia with the same floor plan & fully renovated have recently been sold for over \$750,000, making this the perfect opportunity for a sweat equity project or for a profitable fix and flip. Great bones, updated mechanicals, massive private yard with mature trees all combine to make this a truly desirable investment.