



**GRASSROOTS**  
REALTY GROUP

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## 4 Alderwood Close SE Calgary, Alberta

**MLS # A2249427**



**\$789,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Acadia                 |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 1,634 sq.ft.           | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached |               |                  |
| <b>Lot Size:</b> | 0.15 Acre              |               |                  |
| <b>Lot Feat:</b> | Other                  |               |                  |

|                    |                                   |                   |      |
|--------------------|-----------------------------------|-------------------|------|
| <b>Heating:</b>    | High Efficiency                   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Shingle                           | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                              | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Vinyl Siding               | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -    |

**Features:** Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)

**Inclusions:** Refrigerator in basement, Electric range in Basement, Microwave in basement, Dishwasher in basement

This newly built, beautifully crafted SINGLE FAMILY DETACHED HOME offers contemporary style, income potential, and thoughtful upgrades throughout. Located in one of South Calgary's most desirable neighbourhoods, Acadia, this property is ideal for first-time buyers, investors, multi-generational families, or homeowners looking to offset their mortgage with rental income. From the moment you arrive, you'll appreciate the attention to detail and modern curb appeal. The main residence spans 1,634 sq. ft. and features 3 bedrooms and 2.5 bathrooms, showcasing 9-foot ceilings, light neutral finishes, large windows, and an open-concept layout that flows seamlessly from the living room to the central kitchen. The chef-inspired kitchen is the heart of the home, complete with quartz countertops, stainless steel appliances including a built-in microwave, and a spacious island—perfect for both entertaining and everyday living. Upstairs, the primary suite offers a walk-in closet and private 4-piece ensuite, while two additional bedrooms, a full bathroom, and upper-level laundry (washer and dryer included) complete the upper floor. The legal secondary suite offers 647 sq. ft. of bright, functional living space with its own private side entrance and concrete walkway—ideal for tenants or extended family. It includes high ceilings, large windows, a full kitchen and dining area, in-suite laundry, and a cozy living room designed for comfort and practicality. Enjoy Calgary's sunny days in your private, fenced backyard with a spacious patio—perfect for morning coffee, family barbecues, or simply relaxing outdoors. Designed for low-maintenance living, the property also features a 20' x 21' detached double-car garage completes the package, offering convenience and additional storage. Move-in ready and designed with

versatility in mind, this home truly has it all—modern finishes, a legal suite for added income potential, and a prime location surrounded by parks, playgrounds, schools, shopping, and transit. Don't miss your chance to call this exceptional property home.