



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**611 Agate Crescent SE**  
**Calgary, Alberta**

**MLS # A2250522**



**\$859,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Acadia                 |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 1,293 sq.ft.           | <b>Age:</b>   | 1961 (64 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Triple Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.11 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Treed       |               |                   |

|                    |                                                                                   |                   |      |
|--------------------|-----------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic 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>   | Cement Fiber Board, Stucco                                                        | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, Double Vanity, No Animal Home, No Smoking Home, Pantry, See Remarks, Storage |                   |      |

|                    |                |
|--------------------|----------------|
| <b>Inclusions:</b> | Not applicable |
|--------------------|----------------|

Welcome to this fully renovated bungalow nestled in sought after Acadia. Offering over 2,200 sq ft of beautifully developed living space, this home is the perfect blend of style, function, and location. Upstairs features 2 spacious bedrooms, a spa like primary ensuite, plus a versatile office/flex room and large front entry. The open-concept main floor is filled with natural light and showcases high-end finishes throughout, including a brand-new chef's kitchen with quartz countertops, and stainless steel appliances. The lower level has 2 additional bedrooms, a full bathroom with a double vanity sink, and a recreation room complimented with a beautiful bar. Every inch of this home has been updated: an upgraded 200 amp service to the garage, new plumbing, mechanical systems and electrical so you can enjoy peace of mind for years to come. Outside, a brand new triple-car garage offers plenty of room for vehicles, storage, or a workshop. Located on a quiet street just minutes from schools, shopping, major roads, and transit, this home offers unbeatable convenience in a mature, family-friendly neighbourhood. Don't miss your chance to own this turnkey property!