



GRASSROOTS
REALTY GROUP

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9804 ALCOTT Road SE
Calgary, Alberta

MLS # A2261298



\$599,900

Division:	Acadia		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,108 sq.ft.	Age:	1965 (60 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Faces Si		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Front Yard, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Soaking Tub, Track Lighting, Vinyl Windows		

Inclusions: N/A

WELCOME to this CHARMING BI-LEVEL that has 2013.58 Sq Ft of Developed Space, 5 Bedrooms (6th is not a Legal Bedroom), 1.5 Bathrooms, an OVERSIZED Double Garage on the WEST-Facing PARKING Pad, 2 Patios, on a 5037 Sq Ft CORNER LOT on a QUIET street in the community of ACADIA!! It has GREAT Curb Appeal with MATURE Trees and LOW-MAINTENANCE Landscaping as you walk up to the INVITING Patio area, where you can SIT with your morning coffee or ENJOY having the NEIGHBOR drop by for a VISIT. Walking up to the Covered Front Porch and entering the Foyer, you will see the stairs going up to the Main floor. The HUGE Living Room has a LARGE window allowing in NATURAL Light, and the HARDWOOD FLOORS lead to the Dining Room, where ENTERTAINING or having meals TOGETHER with FAMILY and FRIENDS. The Kitchen has 2-TONED Cabinetry, Tiled Backsplash, WHITE Appliances, an ISLAND with a Breakfast Nook, and Metal Countertops. A Patio Door leads out to the EAST-Facing Backyard. Next is the 5 pc Bathroom with DUAL Sinks, making it easier for morning routines to get out the door, and a SOAKER Tub to RELAX in after a long day. For convenient access, a second door in the washroom leads directly to the PRIMARY Bedroom that provides a RESTFUL place with a Ceiling Fan and NEUTRAL colours. There are 2nd and 3rd GOOD-SIZED Bedrooms to finish off the Main floor. Heading down to the Full Basement is a VERSATILE FAMILY Room for hosting GAME NIGHTS/MOVIE MARATHONS or creating a HOME GYM with BRICK detailing, and is fully ROUGHED-IN for a Fireplace. The light-filled FLEX ROOM can be used as a HOME OFFICE, REC ROOM or A 7th BEDROOM. There is a 2 pc Bathroom, a Laundry/Utility Room with a drain line for easy addition of a shower or bath, + room for

STORAGE (H2O Tank 2019) (New Electrical Panel 2021), a 4th, and a 5th Bedroom. The 6th Room is not a Legal Bedroom; however, it can also be used as a Second OFFICE space, Hobby Room or turned into a legal bedroom with an egress window. A nice FEATURE of the Backyard is the WEST-facing Garage, which is ROUGHED-IN for a Heater, that MAXIMIZES parking with a PARKING PAD. The Patio area allows having LOVED ONES over for BBQs, ENTERTAIN, or have an evening fire, and the grassy area makes it EASY for Children and Pets to play in. Front steps and Sidewalk were done in 2021, Fencing in 2016, and the roof in 2017. This listing has 10 virtual staging photos in it. This NEIGHBOURLY Community is just minutes away from Schools, Shopping Centres, Parks, Green Spaces, + other Amenities. Acadia has PROGRAMS, + EVENTS for all age groups. Easy access to MacLeod Trail ensures CONNECTIVITY to URBAN centers, + a CONVENIENT COMMUTE to Downtown Calgary. Take this OPPORTUNITY to make this DELIGHTFUL HOME yours in a WELL SOUGHT-AFTER Community. Schedule a showing TODAY!!