



GRASSROOTS
REALTY GROUP

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

**9803 Fairmount Drive SE
Calgary, Alberta**

MLS # A2263987



\$699,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,268 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: none

This stunning home has been completely transformed with thoughtful upgrades inside and out, offering modern comfort and timeless style in one of Calgary's most desirable neighborhood. With its spacious layout and extensive renovations, this property is move-in ready and perfect for families & professionals. Step inside to discover fresh new paint throughout, including ceilings, and the addition of stylish LED lighting that enhances the home's bright, welcoming ambiance. The home features new doors, ensuring energy efficiency and a sleek, contemporary finish. The brand-newer kitchen is a true showstopper—custom-designed with an oversized island, luxurious quartz countertops, and appliances. It's the perfect space for entertaining or simply enjoying a quiet meal at home. All bathrooms have been fully renovated with high-end finishes and modern fixtures, while updated plumbing ensures peace of mind for years to come. The adaptable layout offers large three bedrooms on the main floor and a additional one bedrooms in the lower level, ideal for guests or a growing family. A large rec room with a bar provides the perfect space for gatherings or a cozy movie night. The oversized double garage is fully finished, and ideal for a mechanic, hobbyist, or anyone needing extra storage and workspace. Enjoy sunny afternoons in the west-facing backyard, featuring a large deck and spacious yard—perfect for outdoor entertaining or relaxing in your private retreat. Located in the family-friendly community, you'll love the easy access to transit, schools, shopping, and recreational amenities.