



GRASSROOTS
REALTY GROUP

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9816 Austin Road SE
Calgary, Alberta

MLS # A2264038



\$779,900

Division:	Acadia		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,159 sq.ft.	Age:	1961 (64 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to 9816 Austin Road SE. Tucked away on a quiet, tree-lined street, this extensively upgraded four-bedroom, three-bathroom home combines modern luxury with timeless design. Every detail has been thoughtfully planned and professionally renovated—nothing was overlooked. From the moment you arrive, the stunning low-maintenance front garden and freshly stuccoed exterior set the tone for what’s inside. Step through the front door and you’re greeted by an impressive open-concept living space featuring vaulted ceilings, exposed beams, and a custom fireplace that anchors the room in warmth and style. The chef-inspired kitchen is equipped with high-end finishes, premium cabinetry, and an elegant flow perfect for both entertaining and everyday living. Upstairs, retreat to your luxurious primary suite with a walk-through closet leading to a spa-inspired five-piece ensuite—complete with soaking tub, double vanities, and top-tier fixtures. A second spacious bedroom and full three-piece bathroom complete the upper level. The lower level continues to impress with two additional bedrooms, a modern three-piece bathroom, laundry area, and a large recreation room ideal for movie nights or a home gym. No detail was spared in this transformation. Extensive front landscaping, a new roof (2023), and prior renovations including newer windows, furnace, hot water tank, kitchen, bathrooms, flooring, and that incredible ensuite—this home truly has it all. If you’re looking for a move-in-ready home in one of Calgary’s most desirable, family-friendly neighborhoods, 9816 Austin Road SE delivers craftsmanship, comfort, and character in every square foot.

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