



GRASSROOTS
REALTY GROUP

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412 88 Avenue SE
Calgary, Alberta

MLS # A2270561



\$769,900

Division:	Acadia		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,117 sq.ft.	Age:	1960 (65 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Corner Lot, Low Maintenance Landscape, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Vaulted Ceiling(s), Wet Bar		

Inclusions: N/A

Beautifully renovated and set on a private corner lot in the heart of Acadia, this stunning 4-bedroom home offers over 2,200 sq ft of modern, redesigned living space. Every level has been thoughtfully updated with quality finishes, creating a warm, inviting home that blends style, comfort, and exceptional functionality. Step inside to a bright main floor featuring vaulted ceilings, striking exposed beams, and floor-to-ceiling windows that flood the space with natural light. A custom fireplace wall with built-in cabinetry anchors the living room, while the open dining area flows seamlessly into the chef's kitchen, complete with full-height cabinetry, a gas range with designer tile backsplash, black hardware, pendant lighting, and a large island ideal for family gatherings. A brand-new 4-panel sliding door extends your living space outdoors onto a spacious deck—perfect for relaxing or entertaining. The private backyard offers an updated patio, a gas line for your BBQ or heater, and plenty of room to unwind. Upstairs, the primary bedroom provides a peaceful retreat with its own 2-piece ensuite, alongside two additional bedrooms and a refreshed 4-piece main bath. The lower levels add incredible versatility with a bright family room, a private bedroom featuring a beautifully renovated 3-piece ensuite with steam shower—ideal for guests or teens—and a large recreation room with a stylish bar area and built-in desk, a dedicated home gym with new flooring and mirrors, and a well-designed laundry room with ample custom storage. Additional upgrades include a full electrical update, new front entrance doors with keyless entry, a professionally painted exterior, newer garage doors, and a double detached garage with additional driveway and side parking. Located in a mature, walkable community known for its tree-lined streets, parks, schools, recreation facilities, shopping,

and transit access, this impeccably updated home delivers modern style and everyday convenience in one of Calgary’s most desirable neighbourhoods.