



**GRASSROOTS**  
REALTY GROUP

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**32 Allandale Close SE**  
**Calgary, Alberta**

**MLS # A2274703**



**\$799,000**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,046 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Garage Door Opener, Oversized, Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Low Maintenance		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Laminate, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows		
<b>Inclusions:</b>	Appliances in the Lower Level : Refrigerator, Stove, Hood Fan, Washer & Dryer.		

Every detail of this fully renovated home has been thoroughly designed. The property includes a brand-new FULLY LEGAL BASEMENT SUITE featuring its own independent furnace and private laundry, offering exceptional comfort and income potential. Comprehensive upgrades include a new 100A ELECTRICAL PANEL with UPDATED WIRING, all new VINYL WINDOWS and PROPER EGRESS WINDOWS on the lower level. The home showcases NEW CABINETRY throughout, LUXURIOUS QUARTZ COUNTERTOPS and a PREMIUM STAINLESS STEEL APPLIANCE PACKAGE. Wide-plank, water-resistant LAMINATE FLOORING flows seamlessly throughout the home. Beautiful tile front cozy FIREPLACE completes the living room. Both bathrooms have been completely REDESIGNED with MODERN finishes. Outdoors, enjoy the generous South facing backyard, with a large new Sun-Soaked deck with custom planter box and an OVERSIZED Single Garage, all set on a quiet street. Close to shopping, schools, public transportation and WALKING/BIKING paths connecting to Fish Creek Park. Easy access to Deerfoot & Blackfoot Trail. &ldquo;All this and so much more - this home is TRULY A MUST SEE&rdquo;!