



GRASSROOTS
REALTY GROUP

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708 Allden Place SE
Calgary, Alberta

MLS # A2280516



\$799,900

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,575 sq.ft.	Age:	1962 (64 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Covered, Double Garage Attached, Enclosed, Garage Door Op		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Creek/River/Stream/Pond, Cul-De-Sac, Front Yard, Fr		

Heating:	Central, Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Skylight(s), Stone Counters, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows

Inclusions: Natural Gas Garage Heater, Boiler Heating System for Sunroom.

WOW! Take a look at this one-of-a-kind bungalow! This sprawling, mint-condition home is situated on a generous 52.5' x 110' lot, on a quiet cul-de-sac, in the sought-after community of Acadia, and has been impeccably renovated-from-top-to-bottom! Boasting over 2,550 square feet of fully developed living space with 5 bedrooms + den, 2 spa-inspired bathrooms, fully remodelled kitchen, bright living and dining room spaces, expansive sunroom (with floor-to-ceiling windows, skylights, vaulted ceiling, and heated floors), basement recreation room, and a ultra-rare double heated attached garage, this home is sure to impress! The home is thoughtfully oriented with a sunny south-facing front yard and a super-private north-facing backyard that is extensively landscaped with mature trees, gardens, a tranquil pond, patio area, and natural gas BBQ hookup—making it the ultimate outdoor retreat. Recent upgrades here include a high-efficiency furnace (2021), central air conditioner (2021), tankless water-on-demand system (2025), sump pump installation (2025), boiler system for the heated sunroom floors (2023), natural gas garage heater, newer asphalt shingles, newer skylight glass, oversized Lux vinyl windows (2025, in the main floor bedrooms and living room), two wood-burning fireplaces including a custom-built Rumford Fireplace (2023), premium Splendour Gold granite countertops (2021, kitchen/bathroom), all new appliances (kitchen/laundry, 2021-2025), main level hardwood floors (continuation and refinishing, 2022–2024), lower level luxury vinyl plank flooring (2023), and a central vacuum system. Pride of ownership is evident here! Homes seldom sell in this cul-de-sac! Don't miss out - call now!

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