



**487 Arlington Drive SE  
Calgary, Alberta**

**MLS # A2283133**



**\$674,900**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,492 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized, RV Access/Parking, Stall		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Rectangular		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Vinyl Windows		
<b>Inclusions:</b>	Bar fridge in sitting room		

Tremendous opportunity in desirable Acadia! This large bungalow has been lovingly cared for and is being introduced to the market for the very first time. Nestled on a quiet street and boasting a huge and deep south facing yard (55' x 136'), this may be what you have been seeking for your next family home. Gorgeous curb appeal will have you wanting more. Greeted by a dedicated front foyer, the main level opens to a sprawling plan that is sure to impress. Open living room, dining room, and family room will accommodate large gatherings for family and friends. Family room with a gas fireplace and living room include large windows maximizing natural lighting. Kitchen has plenty of cupboard space and all appliances along with an eating area for your morning coffee. Completing the main level are the primary bedroom with ensuite, another bedroom, and a full bathroom. Lower level is partially finished and comes complete with brand new drywall. The incoming buyer will just need to add flooring and baseboards to take it to the finish line. Recreation room includes a wood burning fireplace and is a large enough space for the big screen TV. A flex space off the recreation room is a good spot for a pool table, foosball table, or for the kids to practice sporting activities. Two more rooms needing egress both have bedroom potential with one of the rooms being beside the 3 piece washroom, providing the opportunity for ensuite. Completing the lower level are a front load Bosch washer/dryer set and storage space along with a freezer, newer furnace, and newer hot water tank. Enjoy sunny summer days overlooking the private and treed generous sized backyard, which includes a covered unistone patio with natural gas hookup, plenty of grass coverage for kids activities, garden, RV parking, oversized double garage, and additional parking at the side of the dwelling. Close

to area parks and schools, shopping, transit, and recreational facilities.