



GRASSROOTS
REALTY GROUP

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487 Arlington Drive SE
Calgary, Alberta

MLS # A2283133



\$674,900

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

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

Inclusions: 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.