



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

9419 Academy Drive SE
Calgary, Alberta

MLS # A2284271



\$875,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,354 sq.ft.	Age:	1964 (62 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Wet Bar		

Inclusions: N/A

Extensively renovated home | 24x24 Garage | West backyard. Discover this stunning newly renovated bungalow in the heart of Acadia, offering over 2,300 sq. ft. of beautifully designed living space. With 4 spacious bedrooms and 3 full bathrooms, this home blends modern comfort with thoughtful functionality. The main floor features a bright living area accented by an elegant electric fireplace flanked by custom built-ins, while the chef-inspired kitchen impresses with a massive island, gas cooktop, and a stylish coffee bar with wine cooler. A convenient side entrance leads to the backyard through a well-appointed mudroom that includes its own laundry room. Upstairs, you'll find two generous bedrooms, including a serene primary suite with a luxurious ensuite and walk-in closet with built-ins, plus another bedroom with its own built-in closet and a full bathroom completing the level. The fully finished basement is an entertainer's dream, showcasing a spacious recreation area with a wet bar and another electric fireplace, along with two additional bedrooms and roughed-in plumbing for a second laundry. Outside, enjoy a sunny west-facing backyard and the convenience of a double car garage, making this exceptional home truly move-in ready.