



GRASSROOTS
REALTY GROUP

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412 Athlone Road SE
Calgary, Alberta

MLS # A2285594



\$875,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,238 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Low Maintenance Land		

Heating: Forced Air, Natural Gas

Floors: Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Cement Fiber Board, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Ceiling Fan(s), Kitchen Island, See Remarks, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: TV mounts in living room and bedroom, garage heater, Pergola, All bathroom Mirrors

Perfectly situated at 412 Athlone Rd SE, this bungalow has been transformed through a comprehensive "to the studs" renovation where every detail was crafted from the ground up. From the moment you arrive, the striking Hardie board exterior and professional landscaping hint at the quality within. Inside, the layout is defined by a seamless flow and an abundance of natural light, anchored by luxury vinyl plank flooring with premium cork soundproofing that runs throughout the main level. The heart of the home is a chef-inspired kitchen that balances high-end function with show-stopping style. A massive quartz waterfall island serves as the social hub, complemented by an Italian ceramic backsplash, a custom range hood, and a suite of professional KitchenAid appliances. A bright skylight overhead ensures the space feels airy and open, while the adjacent sunroom—featuring a Pacific Energy wood-burning stove—offers a cozy sanctuary for any season. The primary suite is a true retreat, offering custom built-ins and a spa-inspired ensuite that rivals a luxury hotel. Indulge in the standalone deep soaker tub or the curbless glass-enclosed rain shower, all set against a backdrop of heated Italian ceramic floors and designer Delta fixtures. This level is thoughtfully designed for versatility, featuring an additional well-appointed bedroom and a refined 4-piece main bathroom, also elegantly finished with Italian ceramic tile and heated floors. The living space extends into the fully developed basement, where you will find two more generous bedrooms and a protected Dricore subfloor system for year-round warmth. This level also hosts a large, dedicated laundry room equipped with ample storage and high-efficiency Electrolux appliances. Beyond the aesthetic, the home's infrastructure has been completely modernized with R60 roof insulation, central air conditioning, and an

oversized heated garage with a silent-drive door. This isn't just another home; it is a complete reimagining of the classic Acadia lifestyle.