



**9723 Fairmount Drive SE
Calgary, Alberta**

MLS # A2289270



\$649,900

Division:	Acadia		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,513 sq.ft.	Age:	1962 (64 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Concrete Driveway, Driveway, Off Street, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Many Trees, S		

Heating:	Fireplace(s), Standard, Forced Air	Water:	-
Floors:	Hardwood, Laminate, Vinyl Plank	Sewer:	-
Roof:	Concrete	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, Separate Entrance, Walk-In Closet(s)		

Inclusions: Hot tub, picnic table on deck, garden shed, garden beds, rain barrels, blinds

From the moment you arrive, the eye catching red door sets the tone. Inside you'll find a sun filled upgraded home that perfectly balances comfort, style and functionality. This home is larger than many recent Acadia listings at over 2700 square feet over both levels! The home offers a bright main level with a stunning new granite island, bar fridge, new lighting, wood-burning fireplace, and double sliders to a sunny west-facing backyard where mature trees and perennials thrive. The large west facing backyard is a gardener's dream. The primary retreat features a bay window, large walk-in closet, and your very own spa-inspired room and ensuite to relax after a long day. Two large additional bedrooms and a guest bathroom finish this level. Downstairs, the fully developed walkout basement offers a bright and spacious two-bedroom illegal suite with large windows that make the space feel open and inviting — not like a typical lower level. Complete with dishwasher, refrigerator, washer/dryer, storage, and its own wood-burning fireplace, this suite offers excellent flexibility as a mortgage helper, multi-generational living option, or premium rental opportunity. Mechanically, the home is exceptionally well maintained with double water heaters (June 2024), a 2017 high-efficiency quiet furnace, central A/C, topped-up attic insulation, roof approximately 10 years old, a second 240V electrical panel and solar panels for added efficiency. While the cost of everything keeps climbing, your utility bills don't have to - Thanks to energy saving solar panels already in place! There is ample parking on your own front driveway plus additional street parking for all your entertaining needs. Located within walking distance to the Italian Centre, numerous parks, schools, the dog park, Acadia Pool, recreation facilities, tennis courts, and with quick access to Deerfoot Meadows, this location

blends community charm with everyday convenience. Enjoy today while planning for tomorrow - the lot size and open laneway provide excellent potential for future expansion or added income opportunities such as secondary suites (subject to approval). Commuting is effortless with nearby transit with a direct route downtown a short walk from your home. This is a rare opportunity to own a larger, upgraded home with income potential in a community where smaller properties dominate the current market. All that's left to do is step through the red door and make it yours.