



**435 Arlington Drive SE
Calgary, Alberta**

MLS # A2290410



\$799,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,493 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Workshop in Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Vinyl Windows		

Inclusions: Sheds in the backyard, Hot tub, piano, freezer in basement utility room

You will find exceptional value in this one of a kind, renovated 4 bedroom, 3 bathroom bungalow in Acadia! Not your typical property in the community – this 1,492 sqft home was completely rebuilt in 2016 (on original foundation) and features over 2,375 sqft of developed space with thought put into every detail. As you enter the front door, you will immediately notice hardwood flooring and 9-foot ceilings throughout, a true rarity when it comes to homes in this neighbourhood. Next, you will enter a beautiful open-concept kitchen with a large 9-foot island, granite countertops, upgraded stainless steel appliances, under cabinet lighting, and a pantry. With the living room and dining room adjacent to the kitchen, it is easy to entertain family and friends here! The primary bedroom features a 5-piece ensuite with double vanity, granite counters, soaker tub, shower, and a walk-in closet. Finishing off the main level is an additional good sized bedroom, and 4-piece main bathroom with granite countertops. Heading downstairs is a large recreation area with upgraded carpet, two more bedrooms with large windows bringing in natural light, a 4-piece bathroom with double vanity with granite countertops and laundry, and utility room with extra storage. Lastly, head outside to find the front courtyard with a large, private brick patio and side driveway for extra parking. The west facing backyard boasts lots of sunlight with an 182 sqft deck, perfect for BBQing on warm summer evenings, multiple sheds for extra storage, and the original double detached garage (19'x23') with an attached 185 sqft workshop. Have peace of mind knowing all major components were updated in 2016 when the home was rebuilt (on original foundation). Additional upgrades include AC, hot water tank (2024) and dishwasher (2024). Finally, enjoy everything that Acadia has to

offer - this community caters to everyone, with nearby schools, shopping areas, recreation facilities, and much more. Don't miss out on this opportunity!