



GRASSROOTS
REALTY GROUP

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

9407 Allison Drive SE
Calgary, Alberta

MLS # A2296556



\$795,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1963 (63 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Standard, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows

Inclusions: N/A

| EXTENSIVELY RENOVATED | ALL PERMITS PULLED | FITNESS ROOM/GYM | WET BAR | NEW DOUBLE GARAGE | Modern living starts here—welcome to this extensively renovated, down-to-the-studs bungalow in the sought-after community of Acadia, where thoughtful design, quality craftsmanship, and luxury finishes come together seamlessly. Completely redone inside and out, this home features a new exterior, brand new garage, furnace, hot water tank, windows, doors, trims, flooring, custom cabinetry, and rough-ins for security cameras. Every detail has been carefully curated to offer both style and functionality for today’s lifestyle. Perfectly situated just steps from schools, parks, and playgrounds, and only minutes to shopping and amenities along Macleod Trail and Heritage Drive, the location offers unbeatable convenience. From the moment you arrive, you’re welcomed by a charming front porch and standout curb appeal with board and batten siding, custom lighting, and large windows that create a clean, modern aesthetic. Inside, a spacious entryway features a built-in front closet and opens into a bright, open-concept main floor finished with warm luxury vinyl plank flooring throughout. The living room is anchored by a tiled fireplace feature wall and a large picture window that fills the space with natural light. The kitchen is designed to impress, showcasing shaker cabinetry, quartz countertops, a statement island, oak finishes and stainless steel appliances. The adjacent dining area is highlighted by a designer light fixture and complimented perfectly by the glass railing. Down the hall, you’ll find a beautifully finished 4-piece bathroom with custom tile work. The primary bedroom offers a true retreat with space for a king-sized bed and a fully built-out closet with custom cabinetry, along with a spa-inspired 5-piece ensuite complete with a dual

vanity, freestanding fluted tub, and a glass shower. An additional bedroom with a built closet and large window completes the main level. The fully developed basement adds incredible versatility, featuring a large recreation space, a sleek bar, a modern 3-piece bathroom, and two generously sized bedrooms—perfect for guests, extended family, or multi-generational living. The laundry room is thoughtfully designed to double as a fitness space/gym, adding even more functionality to the home. Outside, enjoy a spacious yard with a concrete patio perfect for summer BBQs. The brand new oversized double garage is perfect for car enthusiasts or additional storage. Stylish, functional, and truly move-in ready, this is a rare opportunity to own a turn-key home in one of Calgary's most established communities. Book your private showing today.