GRASSROOTS REALTY GROUP

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9743 Austin Road SE
Calgary, Alberta

MLS # A2300616

$775,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,028 sq.ft.	**Age:**	1961 (65 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Corner Lot, Irregular Lot, Landscaped, Lawn, Level		

Heating:	Forced Air	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan		

Inclusions: Hot tub

Welcome to 9743 Austin Road SE. Fully Renovated Bungalow – Turnkey & Loaded with Upgrades This beautifully renovated bungalow has been taken right down to the studs and rebuilt with quality and care throughout. Featuring all new electrical, plumbing, windows, doors, and a new electrical panel, this home offers peace of mind and modern efficiency from top to bottom. The main floor showcases a bright, open layout centered around a stunning kitchen with a massive custom island, perfect for entertaining or everyday family life. The island offers plenty of seating, while additional cabinetry provides exceptional storage and workspace—a rare find in homes of this style. You’ll also find one spacious bedroom plus a versatile den, along with 2 bathrooms, including a massive ensuite with double sinks and very generous walk in closet. Downstairs, the fully finished basement features two additional bedrooms (egress windows), a full bathroom, a large family room, and generous storage space—ideal for guests or a growing family. Step outside and enjoy over $60,000 in professional landscaping, complete with irrigation, new fencing, and a hot tub included—your own private backyard retreat. Additional features include: •   Heated garage (electric heater) with gas line and electrical in place   •   Central A/C   •   Tankless hot water system   •   Vacuflo central vacuum A rare opportunity to own a truly move-in-ready home where all the major updates have already been completed. Close to shopping, schools and major roadways all on a quiet street

with paved side and back alley ways

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