



**9407 Albany Place SE
Calgary, Alberta**

MLS # A2142336



\$779,900

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,088 sq.ft.	Age:	1961 (63 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Landsc		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Bar stools, open shelf/cabinet in hallway coffee bar built-in area

Live on one of the most beautiful cul-de-sacs in Acadia!! Welcome to this beautifully renovated four bedroom, three bathroom home. Enjoy your stunning open concept main floor with chef's kitchen, full of custom cabinetry, new stainless steel appliances, luxurious quartz countertops, and huge island with convenient breakfast bar seating. Adjacent to the kitchen is a large dining and living room with custom built-in features and electric fireplace for cozy nights. Retreat to your large primary bedroom with walk-in closet and beautiful en-suite, offering a private sanctuary. Another full bathroom and second bedroom round out the main level. Descending to the lower level, you will find two more bedrooms, a third four-piece bathroom, and an expansive recreation room for additional living space and entertaining, including a convenient beautiful wet bar. Other features of this home are luxury vinyl plank flooring, custom built-in coffee bar, triple-pane windows, new light fixtures, new window coverings, new paint, brand-new washer and dryer, custom feature wall, HIGH EFFICIENCY newer furnace, large newer hot water tank, and ample storage. Do not forget about the 22X24 DOUBLE DETACHED garage. This home has a true oasis WEST facing backyard with many flowers and shrubs, perennials, and an apple tree. Also enjoy the front deck AND back deck for morning and evening sun! Don't miss this extraordinary opportunity to own this stunning property. Schedule a showing today!!