



**9836 Alcott Road SE  
Calgary, Alberta**

**MLS # A2157174**



**\$789,900**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,137 sq.ft.	<b>Age:</b>	1962 (62 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, See Remarks		

**Inclusions:** Hood Fan

Welcome to this stunning home in the highly sought-after community of Acadia! Situated on a 50 x 100 ft lot, this beautifully renovated property offers 2,210 sq ft of total living space, featuring 5 bedrooms and 2 full bathrooms. Upon entering, you are greeted by a spacious living area and dining room, perfect for entertaining. The open-concept kitchen is a true highlight, boasting new cabinets, quartz countertops, modern flooring, and sleek stainless steel appliances. Also on the main floor is a contemporary 3-piece bathroom and three generously sized bedrooms, each with ample closet space. The property includes a separate entrance, providing potential for a basement suite. The fully developed basement adds even more versatility, with a large rec room, TV lounge, laundry room, full bathroom, and plenty of storage. It also features two spacious bedrooms with new egress windows. Completing this fantastic home is a single detached garage with alley access, providing additional storage and parking space. Enjoy the convenience of being close to schools, parks, walking trails, banks, shopping centers, public transit, restaurants, and gyms. Don't miss out—book your showing today!