



**GRASSROOTS**  
REALTY GROUP

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

**8508 Addison Drive SE**  
**Calgary, Alberta**

**MLS # A2157938**



**\$709,987**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,106 sq.ft.	<b>Age:</b>	1967 (57 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Enclosed, Garage Faces Rear, Paved		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Lawn, In		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, See Remarks	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Jetted Tub, No Smoking Home, Stone Counters, Storage, Vinyl Windows		

**Inclusions:** N/A

Discover your family's next destination in the desirable neighborhood of Acadia! This spectacular bi-level home offers the best of both worlds, it is perfectly situated on a spacious lot in a quiet cul-de-sac but also offers easy access to Blackfoot, Glenmore, and Deerfoot Trail to save you time commuting every day. Enjoy the convenience of nearby schools, parks, and the best retail shopping in the city - all within walking distance. Stroll along the expansive green space with no neighbors directly behind. This perfectly sized home boasts over 2000 sq ft total, spread across both upper and lower levels. It features 3+1 bedrooms, a bright living and dining room, brand-new matching Samsung kitchen appliances, and new triple-pane high-efficiency windows for increased comfort and serious energy savings. The beautifully maintained backyard includes a double garage with a hobby workshop. Recent updates include a new roof (shingles replaced less than two years ago) and a professionally installed Leaf Filter gutter guard with a transferable lifetime warranty, new high end window coverings, and a stylish new front door. Step into the closet with all-new California closets, optimizing every inch of ample storage space. Brand new carpet . The lower level offers a cozy family room with an electric fireplace, a large bedroom, and a spacious 5-piece bath. Welcome home to a place where comfort and community come together! Drive buy 8508 Addison Drive S.E. for your living pleasure. Call for your private viewing.