



GRASSROOTS
REALTY GROUP

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8531 Atlas Drive SE
Calgary, Alberta

MLS # A2208076



\$668,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,286 sq.ft.	Age:	1969 (56 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Driveway, Garage Door Opener, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Reverse Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Ceiling Fan(s), Chandelier, Closet Organizers, Kitchen Island, No Smoking Home, Recessed Lighting, Track Lighting, Vaulted Ceiling(s)

Inclusions: Exterior cameras and garage heater are included in the sale - sellers have never used them so they come in as-is condition

This stunningly updated 5-bedroom bungalow is tucked away on a quiet, tree-lined street in one of Acadia's most desirable locations. Enjoy being walking distance to multiple parks and greenspaces, sought after schools like Foundations for the Future Academy, transit options, and having easy access to major roads to quickly navigate to wherever life takes you. Step inside and immediately experience a grandeur and vibe that's rare for the area and price point. You'll love this home's vaulted ceilings, richly stained exposed beams, planked wood ceiling finishing, and an open-concept layout that blends warmth and character with modern updates! The remodeled kitchen features stainless steel appliances, quartz countertops, contemporary cabinetry, and a large centre island—the perfect space for cooking and gathering. A large picture window over the sink brings in plenty of natural light and a view of the side yard. The bright and spacious living room features brand new windows, and is a great place to congregate and spend time with family and friends. The primary bedroom includes an updated 2-piece ensuite and patio doors leading to a newly built two-tiered deck. Enjoy even more access from the second bedroom, which also has identical patio doors. Finishing off this floor is a third bedroom, and the 4-piece main bathroom that's also been attractively updated. For those looking for increased flexibility, the partially finished basement includes two additional bedrooms (non-egress windows) which cater to lifestyle needs of many kinds, whether it be a home office, workout room, hobby area, guest space, etc. There's also tons of potential to develop the remainder of the space and customize it with your own creative ideas! Step outside to your sunny south-facing backyard, featuring a

spacious deck, patio area, and room to relax and unwind with friends and family. You'll also love the attached garage with direct access into the home—no need to brave the elements! There's so much value in this property including the roof that was replaced a few years ago, hot water tank (around 2018), a natural gas line for a BBQ in the yard, new LG washer and dryer set, and much more! With its unbeatable location and stylish design, this property won't last long. Book your showing today and take the first step toward finding your new home!