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## 9419 Academy Drive SE Calgary, Alberta

MLS # A2272131



\$875,000

| Division: | Acadia                           |        |                   |  |  |
|-----------|----------------------------------|--------|-------------------|--|--|
| Type:     | Residential/House                |        |                   |  |  |
| Style:    | Bungalow                         |        |                   |  |  |
| Size:     | 1,354 sq.ft.                     | Age:   | 1964 (61 yrs old) |  |  |
| Beds:     | 4                                | Baths: | 3                 |  |  |
| Garage:   | Double Garage Detached           |        |                   |  |  |
| Lot Size: | 0.12 Acre                        |        |                   |  |  |
| Lot Feat: | Back Lane, Back Yard, Landscaped |        |                   |  |  |

| Heating:    | Forced Air                             | Water:     | -    |
|-------------|--|------------|------|
| Floors:     | Carpet, Ceramic Tile, Hardwood         | Sewer:     | -    |
| Roof:       | Asphalt Shingle                        | Condo Fee: | -    |
| Basement:   | Full                                   | LLD:       | -    |
| Exterior:   | Composite Siding, Concrete, Wood Frame | Zoning:    | R-CG |
| Foundation: | Poured Concrete                        | Utilities: | -    |
| F           |  |            |      |

Features: Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Wet Bar

Inclusions: N/A

Discover this stunning newly renovated bungalow in the heart of Acadia, offering over 2,300 sq. ft. of beautifully designed living space. With 4 spacious bedrooms and 3 full bathrooms, this home blends modern comfort with thoughtful functionality. The main floor features a bright living area accented by an elegant electric fireplace flanked by custom built-ins, while the chef-inspired kitchen impresses with a massive island, gas cooktop, and a stylish coffee bar with wine cooler. A convenient side entrance leads to the backyard through a well-appointed mudroom that includes its own laundry room. Upstairs, you'Il find two generous bedrooms, including a serene primary suite with a luxurious ensuite and walk-in closet with built-ins, plus another bedroom with its own built-in closet and a full bathroom completing the level. The fully finished basement is an entertainer's dream, showcasing a spacious recreation area with a wet bar and another electric fireplace, along with two additional bedrooms and roughed-in plumbing for a second laundry. Outside, enjoy a sunny west-facing backyard and the convenience of a double car garage, making this exceptional home truly move-in ready.