

32 Allandale Close SE
Calgary, Alberta

MLS # A2274703



\$759,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,046 sq.ft.	Age:	1969 (57 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Garage Door Opener, Oversized, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Low Maintenance		

Heating:	High Efficiency, Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Laminate, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows		
Inclusions:	Appliances in the Lower Level : Refrigerator, Stove, Hood Fan, Washer & Dryer.		

**** OPEN HOUSE SUNDAY FEBRUARY 1st 1:00-3:00PM **** Every detail of this fully renovated home has been thoroughly designed. The property includes a brand-new FULLY LEGAL BASEMENT SUITE featuring its own independent furnace and private laundry, offering exceptional comfort and income potential. Comprehensive upgrades include a new 100A ELECTRICAL PANEL with UPDATED WIRING, all new VINYL WINDOWS and PROPER EGRESS WINDOWS on the lower level. The home showcases NEW CABINETRY throughout, LUXURIOUS QUARTZ COUNTERTOPS and a PREMIUM STAINLESS STEEL APPLIANCE PACKAGE. Wide-plank, water-resistant LAMINATE FLOORING flows seamlessly throughout the home. Beautiful tile front cozy FIREPLACE completes the living room. Both bathrooms have been completely REDESIGNED with MODERN finishes. Outdoors, enjoy the generous South facing backyard, with a large new Sun-Soaked deck with custom planter box and an OVERSIZED Single Garage, all set on a quiet street. Close to shopping, schools, public transportation and WALKING/BIKING paths connecting to Fish Creek Park. Easy access to Deerfoot & Blackfoot Trail. “All this and so much more - this home is TRULY A MUST SEE”!