



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**8523 Addison Place SE
Calgary, Alberta**

MLS # A2300933

\$715,000



Division:	Acadia		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,157 sq.ft.	Age:	1968 (58 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: Shed, TV wall mount in primary bedroom, TV and TV wall mount in 2nd bedroom, vanity & stainless steel sink for laundry room, garden tools (sprinklers, rakes, nothing powered) wheel barrow, hoses, built-in grey cabinets & bench in dbl garage

Welcome to Addison Place! Arguably the best location in Acadia! Tucked away on a quiet, no-through cul-de-sac, this home enjoys a truly special setting—fronting directly onto a massive green space with a newly built playground in 2021. The kids will have room to play, and you aren't looking into other houses. This well maintained 3-level split has been thoughtfully updated over the years and pride of ownership is clear. A functional, open concept floorplan welcomes you as you step inside. Kitchen was updated with maple cabinets w/numerous pull drawers & a wall pantry for easy access and organization. Island offers great prep area and storage plus a raised breakfast bar has room for stools. Stainless steel appliances including a DCS (Fisher Packel) 5-burner gas stove w/convection oven will impress the chef in the family. The living room takes advantage of the location with a large window overlooking the park plus the cozy gas fireplace makes this the space you want to unwind in. The dining room is great for those family dinners with patio doors leading out to the private, sunny NW backyard w/a covered patio area, BBQ gas line and endless room for the kids or dogs to run. With a nearly 700 sq.metre lot, you will not run out of space. Primary bedroom can accommodate your furniture plus a 2-pc is a great bonus. 2nd & 3rd bedrooms are well sized...french doors can be removed & a solid wall can be added easily if needed. Plus an updated 4-pc bathroom finishes off the level. The lower level offers a versatile family room or media room, along with a convenient three-piece bathroom. A large crawl space ensures you'll never run short on storage. Plus the laundry area is ready for a utility sink...taps, drain, vanity and sink are all there—just hook them up. What truly sets this property apart is the rare and highly sought-after garage setup—an

oversized (22' x 24') detached double garage is insulated, drywalled and heater (newer furnace) with 220V power, plus an additional oversized (16' x 22') single attached garage off the front of the home with a driveway that can fit one more car for off street parking. With three indoor parking stalls or a great shop space, this is a standout feature for any car buff! Many big ticket items have been done! Lux windows w/Hunter Douglas blinds throughout, singles replaced in approx.. 2015 plus mid efficient furnace w/air conditioner. With close proximity to numerous schools at every level, Acadia aquatic & rec centre plus easy access into Deerfoot Meadows, transit and major roadways, this location can't be beat. Opportunities like this don't come up often...combine an unbeatable location, incredible lot, and unmatched garage space, and you have a home that truly checks all the boxes.