



**9215 Allison Drive SE  
Calgary, Alberta**

**MLS # A2308762**



**\$826,900**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,217 sq.ft.	<b>Age:</b>	1963 (63 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached, Enclosed, Off Str		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Garden, Landscaped, Rectangular Lot, Treed		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	none		

This straight-up fabulous designer-finished bungalow in Acadia is absolutely stunning! Everything is seriously dialed in in every aspect of this renovation. Get ready to plan an exciting move very soon! The main floor is open, bright, and spacious. Featuring light wide-plank hardwood flooring, and custom window coverings. The beautifully appointed kitchen includes an amazing island/breakfast bar, quartz counters, and stainless steel appliances. The living room fireplace adds a warm, sophisticated focal point. The primary bedroom includes a spa-inspired ensuite with a glass shower and two vanity wash basins. A large, convenient walk-through double closet. The second main-floor bedroom comes with access to a full four-piece main bath. As you enter the open glass-railed stairway to the lower level, you will enjoy the feel of the sprawling great room. Complete with a striking wood-burning fireplace and built-in cabinetry. Yes &mdash; A designer-inspired wet bar, including a fridge. Wow! The two additional lower-level bedrooms, along with a four-piece bath. Make for a total of four bedrooms. There is also a separate laundry area. The utility room consists of newer equipment and an updated electrical panel. The fun, flexible Sunroom is currently used as a dining room. Makes for an amazing place to relax in your own special way! The front elevation includes Hardie board siding and Gemstone lighting. Enjoy a sunny south-facing rear yard, a double garage, and a large RV/boat parking pad with professional-grade gates. Again, this is an &ldquo;Elegant Showcase&rdquo; Representing true quality throughout! Located in a very quiet Acadia location close to schools, amenities, and just a few minutes from access to Calgary&rsquo;s main roadways.