



GRASSROOTS
REALTY GROUP

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9723 3 Street SE
Calgary, Alberta

MLS # A2309124



\$850,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,102 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Asphalt, Double Garage Detached, Garage Faces Side, Oversiz		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Wet Bar

Inclusions: N/A

Step into a world of refined elegance with this extensively renovated bungalow, perfectly positioned on a 50' x 100' corner lot in the highly desirable community of Acadia. Offering over 2,000 SqFt of meticulously crafted living space, this stunning home blends master craftsmanship with thoughtful, high-end finishes at every turn. A charming front deck welcomes you, providing an ideal spot to enjoy your morning coffee before stepping inside to discover a bright, open-concept floor plan. Sunlight pours through massive windows, illuminating the stunning wide plank flooring and highlighting the custom built-ins and stylish acoustic panels that define the entryway. The heart of the home is a brilliantly designed modern kitchen that effortlessly caters to both everyday living and lavish entertaining. You will love preparing meals surrounded by glossy custom 2 tone cabinetry, premium stainless steel appliances, and elegant marbled quartz countertops accented by classic subway tile. A large center island anchors the space, while custom floor lighting adds a sophisticated touch to your evening ambiance. Retreat to the tranquil primary suite, where a large window overlooks the private backyard oasis. The adjoining walk-through closet, complete with custom built-in drawers, leads directly into a spa-inspired ensuite bathroom. Here, you can unwind with heated floors, a double vanity, and a massive walk-in shower encased in heavy glass with a built-in bench and separate WC. A spacious second bedroom and an additional pristine full bathroom complete the main level. Venture downstairs to find a fully finished lower level designed for relaxation and entertainment. A sprawling recreation room features a custom-designed feature wall and large windows that invite abundant natural light. The dedicated bar area, complete with a beverage fridge, makes hosting guests a breeze. Two

generously sized bedrooms with egress windows, a full bathroom, and a large laundry room with ample storage provide incredible comfort and convenience for family and visitors alike. Outside, the beautifully maintained backyard serves as a private sanctuary, featuring a cozy patio and a firepit area with a custom cover that transitions seamlessly into an outdoor table. The exterior is just as impressive as the interior, boasting a new concrete walkway, fresh fencing, modern pot lights, and an oversized double garage accessed via a brand-new asphalt driveway. Exceptional mechanical updates, including a newer furnace, water tank, windows, and roof shingles, ensure profound peace of mind. Beyond the property lines, you will enjoy unparalleled access to local amenities. Walk to the vibrant Italian Market or the Acadia Aquatic and Fitness Centre, or take a quick five-minute drive to the Blackfoot Farmers Market. With swift access to Southland Drive, MacLeod Trail, Deerfoot Trail, and the nearby Heritage LRT station, downtown Calgary is just 15 minutes from your front door.