



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**9715 Fairmount Drive SE
Calgary, Alberta**

MLS # A2323211



\$649,900

Division:	Acadia		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,102 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Gazebo, Paved, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Double Vanity, Pantry, Primary Downstairs, Storage		

Inclusions: Gazebo, Juke Box, Bar liquor and all bar items if interested.

If you've been dreaming of a backyard that feels more like a private resort than a city lot, this is the home you've been waiting for. Welcome to 9715 Fairmount Drive SE, a meticulously maintained Acadia bungalow where pride of ownership is evident at every turn. Lovingly cared for by long-time owners, this move-in-ready home offers the kind of quality, attention to detail, and warmth that is becoming increasingly difficult to find. From the custom cabinetry and thoughtful built-ins to the beautifully maintained gardens and outdoor spaces, every inch of this property reflects years of care and investment. The main floor features a beautifully updated kitchen, three spacious bedrooms, and a full bathroom. Large windows fill the home with natural light, creating a bright and inviting atmosphere throughout. Downstairs, the fully developed basement offers a separate entrance, a large recreation room, fourth bedroom, full bathroom, custom-built bar, and a unique built-in jukebox that adds both character and charm. With its separate entrance and functional layout, the basement offers excellent potential for a future legal or illegal suite (subject to City approvals) should a buyer wish to add a kitchen and create an independent living space. Step outside and discover what truly makes this property special. The stunning west-facing backyard is a private oasis designed for relaxation and entertaining. Surrounded by mature landscaping, vibrant flower beds, and beautiful perennial gardens, you'll feel transported to a sunny vacation destination right in your own backyard. Enjoy morning coffee in the gazebo, host family and friends on the spacious deck, or unwind with a glass of wine while taking in Calgary's spectacular sunsets from one of several outdoor seating areas. This is the kind of outdoor space that becomes an extension of the home and a place where

memories are made for years to come. Additional updates provide peace of mind, including roof, a high-efficiency furnace and hot water tank, newer appliances including a brand-new washing machine, newer dishwasher and microwave, as well as a water softener. The gazebo and storage sheds are also included. Ideally situated in the established community of Acadia, this home offers exceptional convenience with quick access to downtown, Deerfoot Trail, Macleod Trail, schools, parks, shopping, restaurants, and transit. Whether you're searching for a move-in-ready family home, a property with income-generating potential, or simply a backyard that feels like a year-round retreat, this is a rare opportunity you won't want to miss. Please note due to the rezoning repeal, the property will be rezoned to R-C1 on August 4th