



9439 Academy Drive SE
Calgary, Alberta

MLS # A2323721



\$840,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,395 sq.ft.	Age:	1964 (62 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Concrete Driveway, Double Garage Detached, Garage Faces R		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Landscaped, Lawn, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Composite Siding, Other, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wet Bar		
Inclusions:	TV Mounts, Garage Shelving		

Fully reimagined from the framing up, this striking 5-bedroom Acadia bungalow delivers the pristine feel of a brand-new home! The bright, open main floor features a living room with an electric fireplace, custom shelving, and up/down pleated blinds. The kitchen is styled with quartz counters, a herringbone tile backsplash, a garburator, under-cabinet lighting (both uppers and lowers), and a 5-piece gas cooktop, and a Wi-Fi wall oven. Smart dimmers control the interior and exterior eave lighting, while the main-floor laundry includes high-tech Wi-Fi front-load appliances. Three main-level bedrooms feature built-in closet organizers, led by a vaulted primary suite. Its spa-like ensuite boasts heated floors and an oversized walk-in shower with wall jets and a rainfall head, plus a private door leading directly to the backyard. The finished basement acts as an entertainment hub, offering a sprawling family room with media built-ins, a games area, a wet bar with a wine fridge, two bedrooms, and a full bath. The west backyard is a sunny retreat with a concrete patio and a fire pit area. Parking is plentiful with a 2-car front driveway and a rear insulated double detached garage. Rest easy with updated mechanics: the furnace (with Nest thermostat) and electrical panel are 4 years old, the water heater is 1 year old, plus the plumbing, windows, and HVAC are all entirely renewed. Ideally located near schools and off-leash parks, you are just 17 minutes to Downtown, 10 to Chinook Centre, and 8 to the Heritage Costco!