



GRASSROOTS

REALTY GROUP

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**9519 Academy Drive SE
Calgary, Alberta**

MLS # A2325684



\$849,900

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,395 sq.ft.	Age:	1964 (62 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this stunning, fully renovated bungalow in the heart of Acadia. Excellent location on a quiet street in one of Calgary's top-rated and established neighbourhoods. Taken right down to the studs and completely reimagined with an all-new floor plan, this exceptional home and floor plan offers over 2,300 sq. ft. of finished living space with 4 bedrooms and 3 full bathrooms. Luxury finishes are found throughout, including heated floors in all bathrooms, an abundance of custom storage, and quality craftsmanship at every turn. A bright, open-concept main floor is centred around a spectacular chef-inspired kitchen showcasing an oversized quartz island, loads of cabinetry, stainless steel appliances, a gas range, and clever storage, all flowing seamlessly into a spacious living and dining room and anchored by a sleek contemporary fireplace. The primary retreat offers a walk-in closet and a luxurious ensuite with dual vanities, additional storage, and a custom-tiled shower. Two additional bedrooms and a beautifully finished 4-piece bathroom complete the main level. The fully developed lower level provides versatility with a spacious family room, fourth bedroom, full bathroom, and a large flex room ideal for a home gym or additional storage, along with an oversized laundry room and extensive storage space. Outside, durable Hardie Board siding, new landscaping, a sunny south-facing backyard with double patio doors leading to the deck, and a brand-new oversized double detached garage complete the package. Located just minutes from excellent schools, parks, shopping, transit, and major roadways, this is a rare opportunity to own a truly move-in-ready home in one of Calgary's most sought-after established communities.