



GRASSROOTS
REALTY GROUP

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80 Allandale Close SE
Calgary, Alberta

MLS # A2328244



\$719,900

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,116 sq.ft.	Age:	1969 (57 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached, Heated Garage, Insulated, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage		
Inclusions:	N/A		

FULL ENSUITE IN PRIMARY BEDROOM - FULLY RENOVATED BUNGALOW - BEAUTIFUL LOCATION - MOVE IN READY Welcome to this exceptional, fully renovated family home nestled on a quiet close in the heart of mature, R-C2 zoned Acadia. Offering nearly 2,200 sq. ft. of beautifully developed living space, this stunning bungalow has been meticulously renovated from top to bottom, featuring a full ensuite in the primary bedroom, recently renovated kitchen, flooring, windows, doors, roof, and a fully functional 4.88 kW solar system. The chef-inspired kitchen is designed to impress with a large window overlooking the west-facing backyard, a massive centre island, quartz countertops, full-height cabinetry, upgraded appliances, and plenty of storage and workspace. The spacious primary retreat features a beautiful walk-in closet and a luxurious ensuite complete with a walk-in glass shower, while the second bedroom is conveniently located next to another beautifully appointed full bathroom. The fully developed lower level offers outstanding additional living space with a huge family room with beautiful epoxy flooring, a versatile den, an extra bedroom, a spacious 4-piece bathroom, durable new epoxy flooring, and abundant storage throughout, making it ideal for entertaining, relaxing, or accommodating guests. Outside, the private west-facing backyard is perfectly set up for family enjoyment, offering a shaded sitting area for relaxing, a firepit, dedicated hot tub space, and plenty of room for a trampoline or outdoor play. Completing the property is an oversized heated detached garage, providing ample room for vehicles, storage, and hobbies while keeping everything warm and secure throughout the colder months. Ideally located close to schools, parks, playgrounds, walking and biking paths, and all the amenities you need, this beautifully

updated home offers the perfect combination of modern upgrades, exceptional outdoor space, and an unbeatable location. This is a complete family home, ready for its next owners to move in and create lasting memories. Don't miss your opportunity—book your private showing today!