



GRASSROOTS
REALTY GROUP

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8632 Atlas Drive SE
Calgary, Alberta

MLS # A2329765



\$719,900

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,039 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas, Solar	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Crown Molding, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Wet Bar		
Inclusions:	Shed		

Move right into this extensively updated bungalow located on a quiet street, offering a beautifully renovated interior, modern upgrades, and an incredible backyard. Thoughtfully improved inside and out, this home combines comfort, efficiency, and functionality with a long list of recent enhancements. The bright main level features soft neutral pastel tones creating a warm and inviting atmosphere, beautifully refinished hardwood flooring throughout the living areas (most professionally refinished in 2025), elegant crown moulding, and upgraded LED lighting. The modernized kitchen showcases updated cabinetry, granite countertops, stainless steel appliances, glass display accents and excellent workspace for cooking and entertaining. The adjoining dining area includes a custom built-in cabinet system offering stylish storage and functionality. Three spacious bedrooms and a full bathroom complete the main floor. The primary bedroom comfortably accommodates a king-sized bed and features custom built-in wardrobe cabinetry, UV window film, and dual blackout and light-filtering blinds for added comfort and privacy. Most upstairs windows have been replaced, with front windows featuring UV privacy tint for improved efficiency and daytime privacy. The fully developed basement offers exceptional versatility with its own private entrance. Enjoy a large recreation room with a cozy wood-burning stove, wet bar, spacious bedroom with egress window, three-piece bathroom, and insulated ceiling construction designed to reduce sound transfer between levels. Major upgrades include central air conditioning (2022), a solar panel system with micro-generation capability under qualifying conditions, durable Hardie siding, freshly painted stucco, new soffits and eavestroughs, and permanent exterior LED trim lighting. Additional features include a reverse osmosis drinking water

system, Vacuflo built-in vacuum system, and an LG ThinQ washer and dryer installed in 2024. Outside, enjoy a spacious pie-shaped backyard featuring a patio, updated cobblestone walkways, RV gate access, fresh landscaping, and a unique grafted apple tree that produces full-sized apples. The insulated and heated double detached garage includes a workbench, trickle-charge EV outlet, and convenient access from the paved rear lane. Situated in the highly desirable community of Acadia, this home offers the perfect blend of convenience and community. Enjoy mature tree-lined streets, parks, playgrounds, recreational facilities, shopping, restaurants, transit, and easy access throughout the city. Nearby schools include Acadia School, David Thompson School, and Lord Beaverbrook High School, providing excellent options for families. This extensively renovated bungalow presents a rare opportunity to own a home where the major improvements have already been completed. Simply move in and enjoy!