



**GRASSROOTS**  
REALTY GROUP

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**451 Arlington Drive SE**  
**Calgary, Alberta**

**MLS # A2332931**



**\$775,000**

|                  |                                              |               |                   |
|------------------|----------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Acadia                                       |               |                   |
| <b>Type:</b>     | Residential/House                            |               |                   |
| <b>Style:</b>    | Bungalow                                     |               |                   |
| <b>Size:</b>     | 1,052 sq.ft.                                 | <b>Age:</b>   | 1960 (66 yrs old) |
| <b>Beds:</b>     | 4                                            | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Detached                       |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                    |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped |               |                   |

|                    |                           |                   |      |
|--------------------|---------------------------|-------------------|------|
| <b>Heating:</b>    | Standard                  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle           | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                      | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco                    | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete           | <b>Utilities:</b> | -    |

**Features:** Bar, Built-in Features, Chandelier, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

| EXTENSIVELY RENOVATED | 4 BED & 3 BATH | DOUBLE GARAGE | SEPARATE ENTRY & LAUNDRY | If a home could make a lasting impression, this one certainly does. Welcome to this extensively renovated, down-to-the-studs bungalow in the desirable community of Acadia, where every detail has been thoughtfully redesigned and nothing left untouched. From the new exterior, furnace, hot water tank, windows, doors, trims, flooring, and cabinetry, to the high-end finishes throughout—this home offers the perfect blend of modern style and everyday functionality. Ideally located just steps from schools, parks, and playgrounds, and only minutes from major shopping and amenities along Macleod Trail and Heritage Drive, the location is as convenient as it is desirable. From the moment you arrive, the home's stunning curb appeal sets the tone. Board and batten siding, custom exterior lighting, and large windows create a timeless modern aesthetic. Inside, a spacious entryway welcomes you into the open-concept main floor, where warm luxury vinyl plank flooring flows seamlessly throughout. The inviting living room features a custom fluted fireplace and a large picture window that fills the space with natural light. At the heart of the home is the beautifully designed kitchen, showcasing ample shaker cabinetry, a textured island with quartz countertops, a built-in pantry, and stainless steel appliances. The dining area is highlighted by a large light fixture and a sliding patio door that leads directly to the backyard. Down the hall, a stylish 3-piece bathroom with custom tile-work adds a touch of everyday luxury. The primary retreat offers space for a king-sized bed, a custom walk-through closet with built-in cabinetry, and a private spa-inspired 5-piece ensuite featuring a dual vanity, freestanding tub, and glass shower. An additional bedroom with a large window and

closet completes the main level. The fully finished basement is equally impressive, offering a spacious recreation area perfect for relaxing or entertaining. A sleek kitchenette with new stainless steel appliances, a modern 4-piece bathroom, and two large bedrooms provide incredible flexibility for extended family, guests, or additional living space. A private laundry and utility room complete the lower level. Step outside to enjoy the generously sized yard, complete with a concrete patio and gas line for summer BBQs. The oversized double garage with an extra-large overhead door is perfect for car enthusiasts or additional storage. Stylish, functional, and completely move-in ready, this one-of-a-kind property truly has it all. Book your private showing today and experience it for yourself.