



GRASSROOTS
REALTY GROUP

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9111 Fairmount Drive SE
Calgary, Alberta

MLS # A2333351



\$800,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,173 sq.ft.	Age:	1961 (65 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Faces Rd		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Many Trees, No Neighbours Behind, Paved		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Open Floorplan, Storage		

Inclusions: Alarm System, Desk, Bar

Welcome to this beautifully updated bungalow nestled on a large lot in the highly sought-after community of Acadia! Offering over 2,100 square feet of fully developed living space, 5 bedrooms, 2.5 bathrooms, and countless upgrades throughout, this move-in-ready home perfectly blends timeless character with modern comfort. Step inside and you'll immediately appreciate the warm, inviting atmosphere. The bright, open-concept main floor is designed for everyday living and entertaining, featuring a spacious living room. The beautifully updated kitchen is the heart of the home, complete with granite countertops, quality cabinetry, stainless steel appliances, and an abundance of prep and storage space. Three generously sized bedrooms are located on the main level, including a spacious primary retreat with its own private ensuite. The fully developed basement offers incredible flexibility with a large family and recreation area anchored by a cozy gas fireplace with thermostat control., built-in wet bar, 2 additional bedrooms, a full bathroom, and dedicated space for a home office, games room, gym, or guest accommodations—perfect for growing families or those who love to entertain. Enjoy peace of mind knowing many of the major updates have already been completed, including newer windows, roof, furnace, hot water tank, vinyl siding, permanent exterior Christmas lighting, LeafGuard gutters, and numerous interior improvements. New fence going up on north side of yard. Step outside into your own private backyard oasis. Mature trees provide privacy and shade, while the spacious wood deck, stamped concrete patio, fire pit, all create the perfect setting for summer barbecues or evenings with family and friends. A new 6-foot treated wood fence adds even more privacy, while the heated double detached garage and additional parking provide plenty of room for

vehicles, toys, and hobbies. Location is everything, and this home truly delivers. Situated in one of Calgary's most established and desirable communities, you're just a short walk to schools, the Acadia Recreation Complex, shopping, restaurants, parks, transit, and countless everyday amenities, with quick access to Deerfoot Trail, Macleod Trail, and downtown. Whether you're looking for a beautifully updated family home or an exceptional long-term investment in an outstanding location, this Acadia bungalow checks every box. Simply move in, unpack, and start enjoying everything this incredible home has to offer! Zoned H-GO for excellent future potential.