



GRASSROOTS
REALTY GROUP

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10 Atlanta Crescent SE
Calgary, Alberta

MLS # A2344144



\$880,000

Division:	Acadia		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,157 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, L		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		
Inclusions:	N/A		

*** OPEN HOUSE- SAT 26 / 1 - 3 pm *** RENOVATED TO THE STUDS - RARE LAYOUT - MASSIVE 24 x 24 DRIVE-THROUGH GARAGE. Welcome to this fully down-to-the-studs PERMITTED renovation in Acadia - one of Calgary's most convenient and connected SE communities, and this home proves it. Whether you're a growing family or a buyer who wants true new-construction quality - this one delivers on every level. This is not your typical "lipstick" renovation - virtually every major system, surface, and finish has been replaced or upgraded. Step inside this 4-BED, 3-BATH, 4-LEVEL SPLIT and you'll notice the difference immediately: premium wide-plank vinyl flooring, high-end tile, NEW windows, and 90-OUNCE CARPET throughout the living areas and bedrooms - where most renos stop at 8-ounce. The kitchen is a showstopper with custom cabinetry, a central island, quartz countertops, a secondary prep sink, and an all-new appliance package. The primary retreat features a 4-PIECE ENSUITE WITH IN-FLOOR HEATING and his-and-hers closets with built-in organizers, while two additional 3-piece bathrooms - one with a tub, one with a standing shower - serve the remaining bedrooms. Comfort is covered year-round with a NEW energy-efficient furnace, NEW air conditioning, and Quiet Zone insulation throughout every floor cavity, plus additional Quiet Zone and Sono Board soundproofing in the laundry room. You can have your dryer running at night without it disturbing your sleep. Behind the walls you'll find fully rewired electrical with a 200-AMP SERVICE UPGRADE, all-new plumbing, a new lined sewer line to the city main, new sewer backwater valves, and a NEW instant hot water heater. Outside, the exterior was done right - HARDIE BOARD SIDING instead of the vinyl most renovations settle for, a new 6-ft pressure-treated privacy fence, a landscaped yard,

and an exposed aggregate concrete walkway. And then there's the garage: a 24' x 24' MASSIVE DRIVE-THROUGH GARAGE with 9-foot walls, an insulated 18' x 8' door and insulated 8' x 8' door with wall-mounted openers, plus its own dedicated 100-amp service. Location seals the deal - you're walking distance to elementary, junior high and high school, minutes to Chinook Centre, IKEA, Costco, and the LRT, with easy access downtown and to Deerfoot and the west end via Glenmore. This is turn-key, move-in ready, and delivers a genuine new-construction feel in an unbeatable Acadia location. Ask your Realtor about the SPEC sheet in the supplement as well. Contact your favorite Realtor today to book your private showing!