



GRASSROOTS
REALTY GROUP

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439 Arlington Drive SE
Calgary, Alberta

MLS # A2346527



\$775,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,044 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Many Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Wet Bar		

Inclusions: none

Welcome to this beautiful bungalow in a popular desirable community of Acadia. You will like this impeccable fully renovated modern bungalow. The house features an elegant front porch that is perfect to sit and admire the beautifully landscaped front yard with two matured trees. The moment you enter the house you will be greeted by a spacious living room with a big bay window that allows ample of natural light. The main level offers a spacious master bedroom with 5 piece ensuite, another bedroom and a full bathroom. The anchor of this level is the stunning renovated open kitchen, designed for maximum functionality with a big island, functional countertops, and full stainless steel appliances. Main floor also has an exclusive dining area with a double patio door leading to the deck. The renovation includes new high efficiency furnace with warranty, new power vent water heater, new pex plumbing, new windows through out the house, new front and patio door, new vinyl waterproof deck covering, car charging plug in the garage for your electric cars, newly painted stucco, new front exterior, under cabinet lights, stair lights and what not. An impressive fully finished basement of this house is developed with 2 bedrooms, 3 egress windows, private laundry area, a 3 piece bath, utility room and a large recreation room with a fire place. Wet bar with bar fridge is a real treat for your evening get-togethers. Soak up the sun in the west facing back yard that features a 10' x 16' covered deck. An oversized backyard designed for enjoying Calgary's summer months. Whether you're hosting family BBQs, watching the kids play, gardening, or simply relaxing, the 50' x 110' lot offers exceptional outdoor space. You will love the 24'x 26' garage for parking, great for all your projects and toys. The back yard is fully fenced and has an RV gate and gravel RV pad. This a great location

on a very quiet street, close to transit, shopping, all levels of schools and all the amenities along with Macleod trail and Heritage Dr. This property truly has it all. Book your showing today!