



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

340 86 Avenue SE
Calgary, Alberta

MLS # A2350163



\$786,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,253 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Garage Faces Front, RV Access/Parking, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Land		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-C1

Utilities: -

Inclusions: N/A

Open House: 1:00-3:00 PM Oct 10th SAT. Welcome to this charming 4-Bed, 2-Bath Bungalow in the well established community of Acadia. Offering nearly 2200 sf of developed living space, an oversized detached single garage, ample RV/Boat parking and fenced private backyard. Upon arrival, you will be amazed by the low-maintenance front landscaping. As entering you will be greeted by the sunny and bright south-facing living room, large windows bring the outdoor nature in. Your chef's kitchen is recently upgraded with freshly painted cabinets and newer appliance. Family area and Dinning area are featured by its Vaulted ceiling with cozy corner fireplace. Through the sliding door comes to the private deck where family and friends gather together and enjoy BBQ. Main bedroom and two guest bedrooms are all good size, all come with large windows and walk-in closets. A 4 pc Bath finishes the main level. The basement is fully finished with one large rec room, 4th Bed and office/Flex Room, 3-pc Bath with walk-in shower. Property is upgraded with New LED switchable Down/White lightings and professionally painted. Great location with steps to excellent schools, shopping, recreation centers. Minutes to tennis Centre, transit, banks and restaurants. Easy access to Blackfoot Trail, Macleod Trail , Deerfoot Trail... This turn-key Acadia gem is ready for you to call it home!