587-899-3773
justin@realtyaces.ca

96 Alderwood Close SE
Calgary, Alberta

MLS # A2349956

$699,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,248 sq.ft.	**Age:**	1969 (57 yrs old)
Beds:	4	**Baths:**	2
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Level		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Metal Siding , Stucco	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, Open Floorplan, Soaking Tub, Storage, Wet Bar		

Inclusions: Hot Tub, Basement Refrigerator, Basement Stove "as is"

Welcome to this beautifully renovated bungalow in the desirable, family-friendly community of Acadia. Situated on a 50' x 100' lot with mature trees, this home offers 1,248 sq ft of thoughtfully designed living space, four bedrooms, two full bathrooms, and an oversized double detached garage. A spacious entryway welcomes you into the open-concept main floor, where luxury vinyl plank flooring, knockdown ceilings, and large windows create a bright and inviting atmosphere. The stunning kitchen features sleek white cabinetry, quartz countertops, a stylish backsplash, stainless steel appliances, and a large prep island with seating. Ample cupboard and counter space make the kitchen as functional as it is attractive. The adjoining dining area offers plenty of room for family meals and entertaining, with a built-in storage cabinet providing added convenience. The living room completes the open layout, offering a comfortable place to relax or gather with family and friends. Down the hall, the spacious primary bedroom features dual closets, while two additional bedrooms offer flexibility for children, guests, or a home office. The luxurious five-piece bathroom is beautifully appointed with dual sinks, a stone countertop, a deep soaker tub, and an oversized glass-enclosed shower complete with a built-in bench and privacy glass. The fully developed basement provides even more room to spread out, featuring an expansive recreation room with a second kitchen/wet bar area, ideal for entertaining or accommodating extended family. A generously sized fourth bedroom, three-piece bathroom, and separate flex room offer plenty of options for a home gym, craft room, playroom, or additional storage. A dedicated laundry and utility room with a sink completes the lower level. The home also benefits from two hot water tanks. Outside, the backyard offers a great setting for relaxing and

entertaining, featuring an exposed aggregate patio, hot tub, and a dedicated rock-covered dog run along the side of the yard. The oversized double detached garage is heated and insulated, with both 40-amp and 50-amp electrical service for EV charging, and convenient access from the paved alley. Acadia is a well-established community offering excellent access to schools, recreation, shopping, and outdoor amenities. Located steps from the FFCA Middle School campus and minutes from its elementary and high school campuses, as well as Acadia School, David Thompson School, and Lord Beaverbrook High School. The Acadia Recreation Complex, Maple Ridge Golf Course, Sue Higgins Off-Leash Dog Park, and the walking and biking pathways along the Bow River are all nearby. Enjoy convenient shopping and dining at Deerfoot Meadows, including Costco, Walmart, and Superstore, along with the many amenities along Macleod Trail. Take advantage of your opportunity to see this incredible property in person, book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.

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