

9419 Academy Drive SE  
Calgary, Alberta

MLS # A2272131



**\$875,000**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,354 sq.ft.	<b>Age:</b>	1964 (61 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Wet Bar		
<b>Inclusions:</b>	N/A		

Discover this stunning newly renovated bungalow in the heart of Acadia, offering over 2,300 sq. ft. of beautifully designed living space. With 4 spacious bedrooms and 3 full bathrooms, this home blends modern comfort with thoughtful functionality. The main floor features a bright living area accented by an elegant electric fireplace flanked by custom built-ins, while the chef-inspired kitchen impresses with a massive island, gas cooktop, and a stylish coffee bar with wine cooler. A convenient side entrance leads to the backyard through a well-appointed mudroom that includes its own laundry room. Upstairs, you'll find two generous bedrooms, including a serene primary suite with a luxurious ensuite and walk-in closet with built-ins, plus another bedroom with its own built-in closet and a full bathroom completing the level. The fully finished basement is an entertainer's dream, showcasing a spacious recreation area with a wet bar and another electric fireplace, along with two additional bedrooms and roughed-in plumbing for a second laundry. Outside, enjoy a sunny west-facing backyard and the convenience of a double car garage, making this exceptional home truly move-in ready.