



## 38 Armstrong Crescent Calgary Alberta

\$775,000

This is 38 Armstrong Crescent in ACADIA, a highly sought out community located close to everything you need or might need. This home located in a quiet street is where your dream of an idyllic family home comes to life! This completely and beautifully renovated home offers almost 2000sqft of developed space showcasing pure elegance and convenience. This home is within walking distance to ALL levels of school, community center, Tennis centre, and very short drive to chinook center, Costco and shopping, and very easy access to Deerfoot Trail. Upon entering, you'll be immediately captivated by the meticulously planned floor plan, brimming with abundant natural light that pours in from every corner, creating an atmosphere of warmth and serenity. Step onto a living area with a beautiful fire place giving a warmth of welcome. The breakfast island and spacious kitchen with the glimmering quartz counters and brand new stainless-steel appliances are perfect for all your culinary adventure. With a dining area, this space is absolutely perfect for entertainment. There is a huge primary bedroom complete with two closet spaces that houses custom build shelves leads you into a well planned ensuite. This level is complete with another bedroom and a main floor bathroom. Come on downstairs to the basement with a huge rec. room complete with a bar. This space is perfect for games night for the whole family to spend time with each other after a busy day out. Two great sized bedroom comes with egress windows, a walk-in shower and laundry complete this level. You have a double detached garage and a huge backyard. Perfect for the kids to play within sight and for your dogs to run around. Only the foundation and some of the exterior walls are original. This house comes with new insulation, trusses, drywall, windows, interior walls, interior framing, roof, furnace, hot water tank, applia...

Recreational, Games room 21.25 Ft x 13.58 Ft

Bedroom 11.83 Ft x 8.17 Ft

3pc Bathroom 7.92 Ft x 4.92 Ft

Bedroom 11.92 Ft x 8.92 Ft

Laundry room 8.17 Ft x 5.08 Ft

Living room 14.00 Ft x 12.75 Ft

Dining room 9.33 Ft x 9.08 Ft

4pc Bathroom 8.67 Ft x 4.92 Ft

Primary Bedroom 12.58 Ft x 12.17 Ft

4pc Bathroom 6.00 Ft x 8.83 Ft

Other 5.00 Ft x 8.67 Ft

Bedroom 7.67 Ft x 10.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Mirror

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

Kitchen 12.00 Ft x 11.75 Ft