



## 83 Alderwood Close Calgary Alberta

\$599,000

Hello, Gorgeous! Welcome to your new home in the charming community of Acadia, where comfort meets convenience on a quiet street. This inviting 4 bedroom, 1088 SQFT Bungalow features elegant hardwood flooring on the upper level, complemented by modern vinyl plank flooring in the kitchen. The kitchen is equipped with ample counter space and storage for your culinary needs. The open dining area flows nicely into your bright living room which extends into your bedrooms off to the side. The upstairs bathroom is a highlight, boasting a new quartz countertop vanity that adds a touch of luxury. The basement of this home includes an illegal suite, offering a spacious living room, a cozy 4th bedroom, and a fully functional kitchen with the same essential appliances found upstairs. A shared laundry facility adds to the practicality of the space. The basement also features a gas log lighter fireplace, ideal for cozy evenings. Additional amenities include cold storage and ample storage options throughout the home. Step outside to enjoy a large backyard surrounded by mature trees providing a serene setting for relaxation and play. The property backs onto a school and playground and is adjacent to a walking path, enhancing your outdoor lifestyle. Located in a great community, this home offers the perfect blend of tranquility and accessibility. Don't miss the opportunity to make this delightful property your own. (id:6769)

3pc Bathroom 6.42 Ft x 6.33 Ft

Bedroom 18.17 Ft x 8.67 Ft

Other 10.58 Ft x 10.33 Ft

Laundry room 9.17 Ft x 15.83 Ft

Recreational, Games room 22.00 Ft x 18.25 Ft

Storage 5.25 Ft x 8.75 Ft

Furnace 6.00 Ft x 7.33 Ft

4pc Bathroom 9.00 Ft x 4.92 Ft

Bedroom 10.58 Ft x 8.42 Ft

Bedroom 10.50 Ft x 8.42 Ft

Primary Bedroom 12.58 Ft x 9.75 Ft

Dining room 13.08 Ft x 9.42 Ft

Living room 11.83 Ft x 12.75 Ft

Kitchen 12.67 Ft x 13.42 Ft

Listing Presented By:



Originally Listed by:

Royal LePage Benchmark

<http://www.taramolina.com/>



See

**Mirror**

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

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