



9335 Almond Crescent Calgary Alberta

\$589,900

Nestled on a quiet street in Acadia, this beautifully maintained bilevel home boasts an expansive south-facing backyard and a double garage. Offering nearly 2000 SF of developed living space, this bright and spacious home features 4 bedrooms, 2 bathrooms, and an abundance of natural light throughout. Over the years, it has been thoughtfully maintained, including the replacement of most windows, a newer gas fireplace in the lower living room, upgraded appliances (2019) and a newer hot water tank (2021). Upon entering, you'll be welcomed by a bright, airy entryway with soaring ceilings and large window that flood the space with natural light. Step up to the open and inviting living room, where oversized windows and gleaming hardwood floors create a warm and welcoming atmosphere. The adjacent formal dining room offers ample space and overlooks the sunny south-facing deck. A built-in china cabinet provides additional storage and leads seamlessly into the kitchen, which features oak cabinetry, newer appliances, and plenty of counter and cabinet space. The kitchen sink provides a perfect view of the expansive backyard. On the main floor you'll find two generously sized bedrooms, each with its own closet, and a full bathroom with a relaxing soaker tub and bay window. There's also a convenient storage closet for added space. The lower level offers a spacious family room complete with a cozy gas fireplace, as well as a den with built-in shelving and a large closet. Two more bedrooms and a full bathroom are located downstairs, along with under-stair storage. Step outside to the large south-facing backyard, where you'll find a beautifully extended deck complete with a pergola - perfect for enjoying the outdoors in privacy. The double garage is accessible via a paved alley and provides ample space for parking and storage. This charming home is ideal for a family or anyone look...

3pc Bathroom 10.00 Ft x 4.83 Ft

Bedroom 10.08 Ft x 7.67 Ft

Bedroom 9.92 Ft x 12.58 Ft

Recreational, Games room 13.17 Ft x 15.67 Ft

Furnace 10.00 Ft x 11.17 Ft

3pc Bathroom 10.75 Ft x 4.92 Ft

Bedroom 14.25 Ft x 9.58 Ft

Dining room 11.17 Ft x 9.58 Ft

Kitchen 10.75 Ft x 12.33 Ft

Living room 14.17 Ft x 16.50 Ft

Primary Bedroom 10.75 Ft x 13.33 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

<https://www.tamaranellissen.com/>



See

Mirror

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

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