



# 9616 Alcott Road Calgary Alberta

\$719,900

Incredible price for this beautifully completely upgraded air-conditioned bungalow with an impressive 2-bedroom illegal basement suite. Main floor offers a welcoming front living room highlighting a wood burning fireplace with upgraded porcelain hearth, adjoining the spacious dining area with large windows overlooking the private fully enclosed massive back yard; this bright kitchen features ample cabinetry, granite countertops and stainless-steel appliances. The impressive oversized primary bedroom features wall to wall custom built closets and the private second bedroom is ideal as a bedroom with office area and main floor laundry space; the spacious full bathroom complete this ideal living space. The illegal 2 bedroom basement suite is a fantastic find for buyers, featuring a separate rear entrance for easy tenant access leading to the gorgeous spacious full kitchen with centre island adjoining the cozy living room; the two generous sized bedrooms with oversized legal egress windows offer lots of natural light, with a large bright 4-piece bathroom and convenient lower-level laundry room with additional storage space. The illegal 2 bedroom basement suite offers comfort all year round with a separate electric heating system, featuring a large temperature-controlled wall unit in the living area, a thermostat-controlled unit in the bathroom as well as an additional wall unit in the laundry room with upgraded R14 insulation on exterior walls and R30 insulation in the ceiling. UPGRADES include; Garage Shingles (2024), Home Shingles (2021), Fence (2024), Soffits, and Downspouts (2021) with gutter guards, Triple-Pane Windows (2016), Furnace (2017) regularly serviced, Hot Water Tank - 60 gallon (2017), Air Conditioning (2017), Updated Electrical Panel in the Garage (2021) with rough-in for garage heater and hot tub, Stucco, Exterior Brick (2024) Aluminum Siding on the C...

4pc Bathroom 7.58 Ft x 8.75 Ft  
Bedroom 11.33 Ft x 9.92 Ft  
Bedroom 11.50 Ft x 10.00 Ft  
Kitchen 11.33 Ft x 13.67 Ft  
Laundry room 8.83 Ft x 15.00 Ft  
Living room 14.33 Ft x 18.58 Ft

4pc Bathroom 8.67 Ft x 4.92 Ft  
Bedroom 8.67 Ft x 10.83 Ft  
Dining room 12.17 Ft x 8.17 Ft  
Foyer 12.17 Ft x 3.58 Ft  
Kitchen 8.67 Ft x 10.25 Ft  
Living room 13.25 Ft x 15.33 Ft

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Listing Presented By:



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See

Mirror

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Storage 3.75 Ft x 6.75 Ft

Primary Bedroom 13.58 Ft x 19.58 Ft

Furnace 5.17 Ft x 6.25 Ft