



387 96 Avenue Calgary Alberta

\$799,900

Location, location, location! Nestled on this sprawling corner lot in the popular Southeast Calgary community of Acadia is this beautifully renovated 1960s bungalow & your next home! Offering over 2200sqft of air-conditioned living space, this stunning 4 bedroom home enjoys upgraded engineered hardwood floors, 3 full bathrooms, sleek quartz countertops & fenced backyard with fantastic deck. Wonderful open concept main floor featuring the inviting living room with wood-burning fireplace, spacious dining area...perfect for family meals or entertaining, & truly amazing custom kitchen with soft-close drawers & doors, 2-toned cabinets, subway tile backsplash accented by undercabinet lighting & Samsung/Panasonic stainless steel appliances including the gas stove with convection oven. Two bedrooms & 2 renovated full baths on the main floor highlighted by the master bedroom suite with huge walk-in closet/dressing room with barn door & ensuite with quartz-topped double vanities & walk-in shower. Lower level - with oversized windows, is beautifully finished with 2 more bedrooms, another full bathroom with walk-in shower & sensational rec room with custom wet bar & laundry/storage room with sink & Samsung washer & dryer. The South & West backyard is fully fenced & landscaped, complete with a newer deck & fence, along with a gate to the paved lane. The oversized 2 car garage has a workbench & is roughed-in for gas heater. Additional improvements include lighting & windows, bathrooms with quartz counters & low-flow/dual-flush toilets, electrical panel, knockdown ceilings, window coverings, hot water tank (2016) & roof (approx 10 years). Prime location just steps to bus stops & only minutes to schools of all grade levels, just a short drive to the shopping & amenities along MacLeod Trail, & quick easy access to the LRT, area golf courses, Deerfoot Trail & downtown. (id:6769)

Listing Presented By:



Originally Listed by:
Royal LePage Benchmark

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



**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net

3pc Bathroom Measurements not available

Recreational, Games room 29.75 Ft x 23.17 Ft

Bedroom 12.67 Ft x 10.25 Ft

Bedroom 12.92 Ft x 9.50 Ft

Laundry room Measurements not available

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Living room 23.00 Ft x 14.42 Ft

Dining room 12.75 Ft x 9.08 Ft

Kitchen 13.00 Ft x 12.25 Ft

Primary Bedroom 14.17 Ft x 10.92 Ft

Bedroom 10.50 Ft x 8.17 Ft

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