# 9423 Fairmount Drive Calgary Alberta

## $609,000

Discover an exceptional opportunity to embrace the charm of Acadia's well-established community with this fully developed and recently renovated bungalow. Nestled on a generous lot, this residence boasts an expansive West-facing backyard, complemented by an oversized double garage and a parking pad that accommodates two additional vehicles. The main level encompasses two bedrooms, a full bathroom, and a well-appointed kitchen featuring white cabinets, a quartz island, stainless-steel appliances and ample storage. The formal dining and living areas provide an inviting space for relaxation. Venture downstairs to find a thoughtfully developed basement, complete with a recreation area, a third bedroom, an office, and an additional full bathroom featuring a 10MM glass shower, newer vanity, fixtures, and toilet. Ample storage options contribute to the practicality of this home. The backyard is a true oasis, adorned with mature trees and a fire pit--ideal for both serene moments and entertaining guests. Bask in the warmth of the West sun as you unwind and enjoy the unique features of this outdoor haven. With the option for quick possession, seize this opportunity to make this home your own. (id:6769)

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| Family room 24.92 Ft x 10.83 Ft | Kitchen 12.42 Ft x 11.33 Ft |
| Bedroom 10.92 Ft x 10.83 Ft | Dining room 11.42 Ft x 10.67 Ft |
| Bonus Room 10.83 Ft x 10.75 Ft | Pantry 4.08 Ft x 3.58 Ft |
| Laundry room 15.33 Ft x 8.50 Ft | Primary Bedroom 12.83 Ft x 8.92 Ft |
| 3pc Bathroom 6.17 Ft x 5.83 Ft | Bedroom 9.00 Ft x 8.50 Ft |
| Furnace 5.42 Ft x 4.75 Ft | Foyer 3.00 Ft x 3.00 Ft |
| Living room 17.58 Ft x 11.42 Ft | 5pc Bathroom 11.33 Ft x 4.92 Ft |

Listing Presented By:



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