



## 9628 Alcott Road Calgary Alberta

\$584,900

Charming Bungalow with Excellent Curb Appeal in Acadia! Welcome to this well-maintained bungalow, full of potential and situated on a quiet street in the highly sought-after community of Acadia. Original owners have cared for this no-smoking, no-pet home, making it a rare find in today's market. Step inside to discover a bright and open main floor, ideal for family gatherings and entertaining. The cozy living room with gas fireplace flows nicely into the dining area and kitchen, offering a comfortable space to create memories. This level boasts 2 spacious bedrooms, with the option to convert the dining room into a third bedroom if needed, a 3 pce bathroom with large walk-in shower. The kitchen, with a charming view of the backyard, is the perfect spot to start your day. The lower level presents a world of possibilities! This spacious area includes a large laundry/mechanical room with plenty of storage, a 3-piece bathroom, and rec room and flex space that are ready for your modern touch. The rear entry door is conveniently located at the top of the basement stairs, and could easily be transformed into a separate entrance, offering versatility for future projects. Enjoy a beautifully landscaped backyard complete with a large deck spanning the width of your house—ideal for relaxing evenings and family gatherings. Don't let the single garage fool you - This oversized single garage, spans over 500 sq ft, and offers ample room for parking and an amazing workshop. Great location close to many amenities including schools, parks, restaurants, shopping, along with easy access to Deerfoot and MacLeod Trail. This home is a wonderful opportunity for anyone seeking comfort, convenience, and the charm of a well-loved property in Acadia. Don't miss out on making this bungalow your new home! (id:6769)

3pc Bathroom Measurements not available

Recreational, Games room 23.83 Ft x 38.08 Ft

Furnace 12.00 Ft x 28.25 Ft

3pc Bathroom Measurements not available

Bedroom 8.75 Ft x 10.75 Ft

Dining room 12.25 Ft x 9.25 Ft

Dining room 12.33 Ft x 8.58 Ft

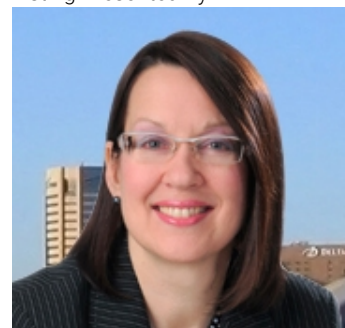
Foyer 12.25 Ft x 3.92 Ft

Kitchen 8.75 Ft x 9.25 Ft

Living room 13.25 Ft x 15.08 Ft

Primary Bedroom 11.00 Ft x 10.92 Ft

Listing Presented By:



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

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