# 9648 Alcott Road Calgary Alberta

## $699,888

"" OPEN HOUSE: SATURDAY, Dec. 30, 1:00 - 4:00 PM "". Substantially renovated bilevel family home with majority of upgrades completed over the last 15 years. Open kitchen plan with island, granite countertops. Overlooking a spacious front living room. Full size dining area, spacious primary bedroom (space for a king size bed, two night stands and a dresser. Fully developed lower level with very large media/family room, oversized 4th bedroom (can be converted back to 4th & 5th bedrooms. Two upgraded full baths with tubs, upgraded Lux windows (some triple glazed), custom kitchen cabinetry, upgraded appliances (induction stove), newer shingles, High-efficiency furnace, newer hot water tank (2022). Beautifully maintained backyard (low maintenance, paver stone patio), custom lighting in three closets (auto on feature), westside sidewalk lighting, aluminum soffits and eaves. Double (20x24 feet) & single (16x24 feet) detached garages off rear paved lane. Also an extra concrete parking pad between the garages. Telus Smart Home Security system equipment (buyer assumes the current Telus monitoring contract (approx $42 a month). Excellent quiet crescent location very near Macleod Trail, transit and main traffic routes (id:6769)

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| Family room 18.17 Ft x 12.25 Ft | Dining room 12.00 Ft x 9.00 Ft |
| Bedroom 24.50 Ft x 11.75 Ft | Primary Bedroom 11.50 Ft x 11.00 Ft |
| 4pc Bathroom .00 Ft x .00 Ft | Bedroom 10.50 Ft x 9.17 Ft |
| Kitchen 12.00 Ft x 10.00 Ft | Bedroom 9.58 Ft x 9.08 Ft |
| Living room 14.00 Ft x 12.50 Ft | 4pc Bathroom .00 Ft x .00 Ft |

Listing Presented By:



Originally Listed by:
ROYAL LEPAGE SOLUTIONS

## RE/MAX

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