



## 32 Allandale Close Calgary Alberta

\$599,000

Welcome to this delightful and original 3-bedroom bungalow located in the sought-after Acadia neighborhood. Spanning 1,029 sq. ft. on a tranquil 50' x 103' lot, this home offers an impressive total of over 2,000 sq. ft. of living space, perfect for families or those looking to settle in a peaceful environment. As you step inside, you'll appreciate the spacious layout that includes a bright living area inviting natural light, a functional kitchen ideal for culinary adventures, and ample storage throughout the home. The bungalow features three well-sized bedrooms, ensuring everyone has their own personal retreat. With the convenience of a 4-piece bathroom and an additional 2-piece bath, hosting family and guests is a breeze. Outside, the generous south-facing backyard is perfect for soaking up the sun. Enhanced by multiple fruit trees and a variety of mature trees and bushes, it creates a serene atmosphere for relaxation or entertaining. The property also includes an oversized single garage, providing plenty of space for your vehicle and additional storage. A paved lane behind the home allows for easy access to the garage, adding convenience to your daily routine. This charming bungalow represents not only a wonderful family home but also a fantastic investment opportunity. With the potential to customize and renovate to your liking, you can truly make this space your own. Acadia is a desirable neighborhood known for its friendly atmosphere and strong sense of community, making it the perfect chance for families to settle in a fantastic area while creating a home that reflects their personal style. Don't miss out on this charming bungalow in Acadia! Whether you're looking to invest or find the perfect family home, this property offers a wonderful opportunity to get into a great community. Schedule a viewing today and experience all that this lovely property has to offer!...

2pc Bathroom 7.00 Ft x 5.33 Ft

Bonus Room 10.58 Ft x 10.08 Ft

Family room 15.42 Ft x 20.00 Ft

Laundry room 13.42 Ft x 16.75 Ft

Recreational, Games room 12.50 Ft x 15.67 Ft

4pc Bathroom 11.00 Ft x 4.92 Ft

Bedroom 11.08 Ft x 8.58 Ft

Bedroom 12.33 Ft x 8.00 Ft

Kitchen 10.92 Ft x 16.08 Ft

Living room 13.83 Ft x 17.42 Ft

Primary Bedroom 11.08 Ft x 11.50 Ft

Listing Presented By:



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