



8627 Athabasca Street Calgary Alberta

\$697,500

Price Reduced. Welcome to this well-maintained bungalow located in the heart of Acadia. Situated on a desirable corner lot, this home offers a spacious and functional floor plan. Step inside to a large, inviting living room that flows seamlessly into the updated kitchen, complete with modern finishes and ample cabinet space. At the back of the home, a bright sunroom provides the perfect spot to relax or entertain, overlooking the landscaped yard. The primary bedroom is generously sized, offering a comfortable retreat with easy access to the main bath. The fully developed lower level features a massive recreation room, a full bar for entertaining, an additional bedroom, and even a sauna. Outside, you'll appreciate the triple detached garage, exposed aggregate sidewalks, and a meticulously maintained yard. Additional upgrades include newer shingles and modernized kitchen finishes, making this home move-in ready. All of this in a mature, amenity-rich neighbourhood close to schools, parks, shopping, and transit. Don't miss this exceptional opportunity in Acadia! (id:6769)

Recreational, Games room 29.58 Ft x 11.92 Ft

Bedroom 14.08 Ft x 10.75 Ft

Sauna 5.75 Ft x 3.75 Ft

Storage 8.00 Ft x 4.00 Ft

3pc Bathroom 8.08 Ft x 6.33 Ft

Furnace 16.92 Ft x 10.75 Ft

Living room 22.08 Ft x 12.17 Ft

Kitchen 17.08 Ft x 8.58 Ft

Dining room 9.83 Ft x 7.75 Ft

Primary Bedroom 13.75 Ft x 9.58 Ft

Bedroom 10.92 Ft x 8.33 Ft

Den 11.75 Ft x 9.58 Ft

Sunroom 14.67 Ft x 10.83 Ft

Foyer 5.50 Ft x 4.50 Ft

Other 3.83 Ft x 3.50 Ft

4pc Bathroom 8.25 Ft x 4.92 Ft

Listing Presented By:



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