

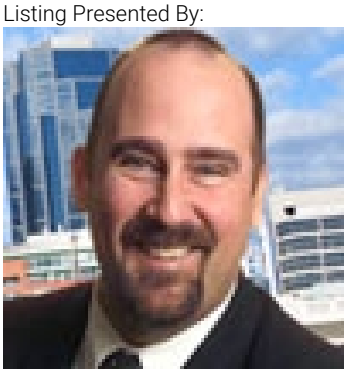
10 Atlanta Crescent Calgary Alberta

$850,000

*** Open house Saturday , 12 - 3 pm - Nov 7th *** RENOVATED TO THE STUDS - RARE LAYOUT - MASSIVE 24 x 24 DRIVE-THROUGH GARAGE. Welcome to this fully down-to-the-studs PERMITTED renovation in Acadia - one of Calgary's most convenient and connected SE communities, and this home proves it. Whether you're a growing family or a buyer who wants true new-construction quality - this one delivers on every level. This is not your typical "lipstick" renovation - virtually every major system, surface, and finish has been replaced or upgraded. Step inside this 4-BED, 3-BATH, 4-LEVEL SPLIT and you'll notice the difference immediately: premium wide-plank vinyl flooring, high-end tile, NEW windows, and 90-OUNCE CARPET throughout the living areas and bedrooms - where most renos stop at 8-ounce. The kitchen is a showstopper with custom cabinetry, a central island, quartz countertops, a secondary prep sink, and an all-new appliance package. The primary retreat features a 4-PIECE ENSUITE WITH IN-FLOOR HEATING and his-and-hers closets with built-in organizers, while two additional 3-piece bathrooms - one with a tub, one with a standing shower - serve the remaining bedrooms. Comfort is covered year-round with a NEW energy-efficient furnace, NEW air conditioning, and Quiet Zone insulation throughout every floor cavity, plus additional Quiet Zone and Sono Board soundproofing in the laundry room. You can have your dryer running at night without it disturbing your sleep. Behind the walls you'll find fully rewired electrical with a 200-AMP SERVICE UPGRADE, all-new plumbing, a new lined sewer line to the city main, new sewer backwater valves, and a NEW instant hot water heater. Outside, the exterior was done right - HARDIE BOARD SIDING instead of the vinyl most renovations settle for, a new 6-ft pressure-treated privacy fence, a landscaped yard, and an exposed aggregate concrete walkway. And ...

Bedroom 9.33 Ft x 12.25 Ft
Family room 17.17 Ft x 12.58 Ft
Laundry room 6.42 Ft x 12.25 Ft
3pc Bathroom 8.92 Ft x 4.92 Ft
Bedroom 12.33 Ft x 9.08 Ft
Dining room 8.50 Ft x 9.17 Ft
Kitchen 12.50 Ft x 13.00 Ft
Living room 18.08 Ft x 13.25 Ft
4pc Bathroom 4.92 Ft x 8.17 Ft
5pc Bathroom 8.00 Ft x 10.00 Ft

Listing Presented By:



Originally Listed by:
Real Broker

RE/MAX Realty Professionals

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Recreational, Games room 17.42 Ft x 15.42 Ft

Furnace 9.33 Ft x 5.92 Ft

Bedroom 9.42 Ft x 11.75 Ft

Primary Bedroom 12.33 Ft x 12.67 Ft