

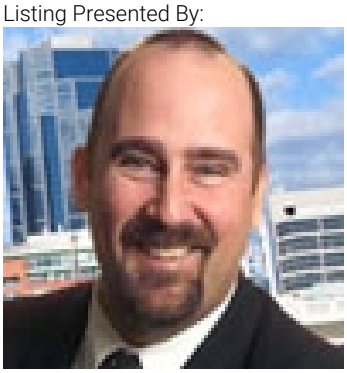
404 Attica Drive Calgary Alberta

$625,000

A rare find in Acadia! This spacious two-storey home offers over 2,100 sq. ft. of developed living space, FOUR bedrooms upstairs, air conditioning, and an impressive triple detached garage -- all situated on a large corner lot backing onto school grounds with no rear neighbours.The main floor features a bright, generous living room, spacious dining area, and an open kitchen with upgraded cabinetry, granite countertops, and newer stainless steel appliances. Upstairs you'll find four well-sized bedrooms, a 4-piece bathroom, and new carpet.Numerous updates add comfort and peace of mind, including all new windows, a newer furnace and hot water tank, and a roof approximately 10 years old. The finished basement provides additional recreation and living space.Outside, the oversized corner lot offers exceptional space and privacy, while the triple detached garage provides plenty of room for vehicles, storage, hobbies, or a workshop.Steps from schools and playgrounds and conveniently located near shopping, amenities, transit, and major routes with quick access to downtown. A truly unique opportunity to own a four-bedroom, two-storey home on an exceptional lot in one of Calgary's most established communities! (id:6769)

Primary Bedroom 9.92 Ft x 14.50 Ft
Bedroom 10.67 Ft x 10.83 Ft
Bedroom 9.25 Ft x 12.83 Ft
Bedroom 10.67 Ft x 10.83 Ft
4pc Bathroom 4.83 Ft x 7.67 Ft
Recreational, Games room 17.33 Ft x 22.00 Ft
Laundry room 12.17 Ft x 21.67 Ft
Foyer 5.25 Ft x 6.92 Ft
Kitchen 14.50 Ft x 11.25 Ft
Dining room 10.67 Ft x 11.33 Ft
Living room 12.67 Ft x 8.08 Ft
2pc Bathroom 5.42 Ft x 4.67 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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