



# 435 Arlington Drive Calgary Alberta

\$799,000

You will find exceptional value in this one of a kind, renovated 4 bedroom, 3 bathroom bungalow in Acadia! Not your typical property in the community - this 1,492 sqft home was completely rebuilt in 2016 (on original foundation) and features over 2,375 sqft of developed space with thought put into every detail. As you enter the front door, you will immediately notice hardwood flooring and 9-foot ceilings throughout, a true rarity when it comes to homes in this neighbourhood. Next, you will enter a beautiful open-concept kitchen with a large 9-foot island, granite countertops, upgraded stainless steel appliances, under cabinet lighting, and a pantry. With the living room and dining room adjacent to the kitchen, it is easy to entertain family and friends here! The primary bedroom features a 5-piece ensuite with double vanity, granite counters, soaker tub, shower, and a walk-in closet. Finishing off the main level is an additional good sized bedroom, and 4-piece main bathroom with granite countertops. Heading downstairs is a large recreation area with upgraded carpet, two more bedrooms with large windows bringing in natural light, a 4-piece bathroom with double vanity with granite countertops and laundry, and utility room with extra storage. Lastly, head outside to find the front courtyard with a large, private brick patio and side driveway for extra parking. The west facing backyard boasts lots of sunlight with an 182 sqft deck, perfect for BBQing on warm summer evenings, multiple sheds for extra storage, and the original double detached garage (19'5" x 23'5") with an attached 185 sqft workshop. Have peace of mind knowing all major components were updated in 2016 when the home was rebuilt (on original foundation). Additional upgrades include AC, hot water tank (2024) and dishwasher (2024). Finally, enjoy everything that Acadia has to offer - this community caters to ...

- 4pc Bathroom 9.83 Ft x 9.58 Ft
- Bedroom 11.67 Ft x 10.67 Ft
- Bedroom 11.67 Ft x 12.58 Ft
- Recreational, Games room 26.08 Ft x 16.58 Ft
- Furnace 22.83 Ft x 7.25 Ft
- 4pc Bathroom 8.42 Ft x 6.50 Ft

- Bedroom 14.83 Ft x 9.92 Ft
- Primary Bedroom 12.00 Ft x 12.00 Ft
- Dining room 13.25 Ft x 12.42 Ft
- Kitchen 17.00 Ft x 22.50 Ft
- Living room 21.42 Ft x 15.17 Ft
- Other 8.42 Ft x 5.42 Ft

Listing Presented By:



Originally Listed by:  
The Real Estate District

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

