



# 44 Atlanta Crescent Calgary Alberta

\$749,900

5 BEDROOMS | VAULTED CEILINGS | EN-SUITE | RENOVATED | AIR CONDITIONED | WALK TO ALL LEVELS OF SCHOOLS - Welcome to 44 Atlanta Crescent SE, located in the mature Southeast neighbourhood of Acadia. As you step inside this immaculately maintained 5 bedroom, 2.5 bathroom home with 1970 square feet of total livable space, you'll be captivated by large south-facing windows that fill the space with natural light. Functionality is key with this well-designed renovation optimizing space for the contemporary family living along with style and comfort. Featuring wide-plank engineered hardwood flooring, the main level layout seamlessly flows together the living room, kitchen, and dining room making this home perfect for entertaining friends and family. The modern kitchen is a chef's paradise, featuring a large island with an abundance of counter space and stainless-steel appliances, including a double oven, and access to the patio for outdoor grilling with a natural gas hook up. The lower levels have newer carpet, modern light fixtures, and a beautifully updated bathroom with tiled shower. The fully finished basement provides opportunities to be used as a home theatre, workout space, recreational room and more. You can find comfort on those hot summer days with the air conditioning and warmth in the cooler months with an updated high-efficiency furnace. Outside you will find a beautifully maintained backyard with perennial flower beds and established trees offering privacy, perfect for relaxing or hosting outdoor gatherings. Don't miss out on this home, located on a quiet street within walking distance to all levels of schools all while having access to all the amenities along Macloed Trail. This house won't stay on the market for long, schedule your private viewing today! (id:6769)

Bedroom 9.33 Ft x 11.75 Ft  
 4pc Bathroom 4.92 Ft x 7.50 Ft  
 Bedroom 8.00 Ft x 15.25 Ft  
 Primary Bedroom 12.25 Ft x 12.58 Ft  
 2pc Bathroom 4.92 Ft x 4.33 Ft  
 Laundry room 10.50 Ft x 12.42 Ft  
 Other 9.17 Ft x 12.08 Ft

Bedroom 11.58 Ft x 12.00 Ft  
 Bedroom 9.00 Ft x 13.33 Ft  
 3pc Bathroom 7.33 Ft x 8.17 Ft  
 Other 3.83 Ft x 6.25 Ft  
 Living room 13.33 Ft x 17.67 Ft  
 Other 12.42 Ft x 12.58 Ft  
 Dining room 8.33 Ft x 9.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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### RE/MAX Realty Professionals

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Family room 12.42 Ft x 19.92 Ft