



451 Arlington Drive Calgary Alberta

\$785,000

If a home could make a lasting impression, this one certainly does. Welcome to this extensively renovated, down-to-the-studs bungalow in the desirable community of Acadia, where every detail has been thoughtfully redesigned and nothing left untouched. From the new exterior, furnace, hot water tank, windows, doors, trims, flooring, and cabinetry, to the high-end finishes throughout—this home offers the perfect blend of modern style and everyday functionality. Ideally located just steps from schools, parks, and playgrounds, and only minutes from major shopping and amenities along Macleod Trail and Heritage Drive, the location is as convenient as it is desirable. From the moment you arrive, the home's stunning curb appeal sets the tone. Board and batten siding, custom exterior lighting, and large windows create a timeless modern aesthetic. Inside, a spacious entryway welcomes you into the open-concept main floor, where warm luxury vinyl plank flooring flows seamlessly throughout. The inviting living room features a custom fluted fireplace and a large picture window that fills the space with natural light. At the heart of the home is the beautifully designed kitchen, showcasing ample shaker cabinetry, a textured island with quartz countertops, a built-in pantry, and stainless steel appliances. The dining area is highlighted by a large light fixture and a sliding patio door that leads directly to the backyard. Down the hall, a stylish 3-piece bathroom with custom tile-work adds a touch of everyday luxury. The primary retreat offers space for a king-sized bed, a custom walk-through closet with built-in cabinetry, and a private spa-inspired 5-piece ensuite featuring a dual vanity, freestanding tub, and glass shower. An additional bedroom with a large window and closet completes the main level. The fully finished basement is equally impressive, offering a spacious recreati...

Recreational, Games room 21.58 Ft x 13.67 Ft
 Bedroom 12.50 Ft x 8.75 Ft
 Furnace 17.75 Ft x 5.58 Ft
 4pc Bathroom 7.58 Ft x 4.92 Ft
 Bedroom 12.42 Ft x 8.58 Ft
 Other 11.42 Ft x 11.08 Ft

Living room 14.92 Ft x 11.50 Ft
 Dining room 12.25 Ft x 10.08 Ft
 Primary Bedroom 12.25 Ft x 12.00 Ft
 5pc Bathroom 9.33 Ft x 8.42 Ft
 Other 9.42 Ft x 3.75 Ft
 3pc Bathroom 8.83 Ft x 4.92 Ft

Listing Presented By:



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Laundry room 13.17 Ft x 6.33 Ft

Bedroom 12.58 Ft x 10.17 Ft

Kitchen 12.08 Ft x 10.58 Ft