



9136 Allison Drive Calgary Alberta

\$659,900

Welcome to this well-maintained 3-bedroom, 2.5-bath home on a huge corner lot in the established community of Acadia. Whether you're looking for a move-in ready family home or a property with long-term upside, this one checks the boxes. The main level offers hardwood floors, a bright living space, and a functional kitchen with a gas stove. Upstairs you'll find three bedrooms, including a convenient 2-piece ensuite. The lower level adds valuable living space with a large rec/family room, separate den, 3-piece bath, and abundant storage. Major updates are already complete -- windows, furnace, hot water tank, central A/C, and the roof was replaced in recent years. The hot tub has just been serviced and is ready to enjoy. The expensive items are done. Outside, the oversized yard features raised garden beds, a fire pit, underground sprinklers, and plenty of room to entertain. A heated double detached garage, private parking pad, and additional street parking offer exceptional flexibility. Located in one of Calgary's most established communities, you're close to schools, recreation, shopping, and have quick access to major routes for an easy commute. A solid home, on a large lot, in a neighbourhood that continues to stand the test of time. Call your favourite realtor for your private showing today! (id:6769)

Family room 17.08 Ft x 22.25 Ft
Recreational, Games room 10.75 Ft x 19.83 Ft
Den 9.50 Ft x 12.25 Ft
Laundry room 10.00 Ft x 12.00 Ft
3pc Bathroom 6.67 Ft x 7.08 Ft
Living room 13.50 Ft x 20.42 Ft
Dining room 7.50 Ft x 9.00 Ft

Kitchen 10.00 Ft x 14.42 Ft
Primary Bedroom 11.00 Ft x 13.00 Ft
Bedroom 9.00 Ft x 11.00 Ft
Bedroom 10.00 Ft x 10.67 Ft
4pc Bathroom 7.00 Ft x 11.00 Ft
2pc Bathroom 4.25 Ft x 5.67 Ft

Listing Presented By:



Originally Listed by:
Real Broker

<https://michellewhiteley.ca/>

RE/MAX Realty Professionals

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

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