



## 9216 Allison Drive Calgary Alberta

\$629,900

Own a piece of Amazing Acadia! This lovingly maintained and thoughtfully upgraded bungalow sits on a substantial 5,500 square foot lot (55 Feet Wide), offering nearly 2,000 square feet of inviting living space. It features an OVERSIZED double detached garage, RV PARKING, and is conveniently located just minutes from schools ranging from elementary through grade 12. The spacious living room is perfect for large family gatherings showcasing gorgeous original hardwood flooring and a striking brick-faced wood-burning fireplace. The upgraded kitchen is a culinary delight complete with tile flooring, full-height cabinetry, under cabinet lighting, a timeless tiled backsplash, plenty of drawers, a large pantry, sink window, and easy access to the backyard for effortless BBQing. The main floor also hosts 3 generous bedrooms, all with hardwood flooring. One bedroom is currently utilized as an office, while the spacious primary bedroom features 2 closets and a built-in desk with a mirror - ideal for your morning routine. A full 4-piece bathroom completes the main. The finished basement, accessible from the kitchen and the separate backyard entrance, offers the potential for future suite development (subject to city requirements). It's designed for entertaining and relaxation featuring an open family room, rec room, and a wet bar with a sink and dishwasher. This lower level includes a large bedroom and a 3-piece bathroom, making it perfect for guests or older kids. Additionally, the generous-sized laundry room provides ample space for a fridge and deep freeze, extra storage, and cabinets with a sink, adding even more convenience to this versatile level. The large yard is a highlight featuring a charming covered deck, a fire pit, a garden with raspberry bushes, and paved alley access to the oversized garage with 9' and 7' overhead doors. There's also a gate for RV or trailer pa...

Family room 17.25 Ft x 16.75 Ft

Recreational, Games room 10.58 Ft x 10.67 Ft

Bedroom 9.33 Ft x 10.83 Ft

Laundry room 14.58 Ft x 8.75 Ft

Other 12.50 Ft x 11.17 Ft

3pc Bathroom 6.75 Ft x 6.33 Ft

Living room 14.83 Ft x 16.92 Ft

Other 16.67 Ft x 12.00 Ft

Pantry 3.33 Ft x 4.00 Ft

Bedroom 12.08 Ft x 8.67 Ft

Bedroom 9.00 Ft x 9.67 Ft

Primary Bedroom 11.33 Ft x 10.92 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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Other 3.50 Ft x 5.67 Ft

4pc Bathroom 5.00 Ft x 8.58 Ft