



# 9407 Albany Place Calgary Alberta

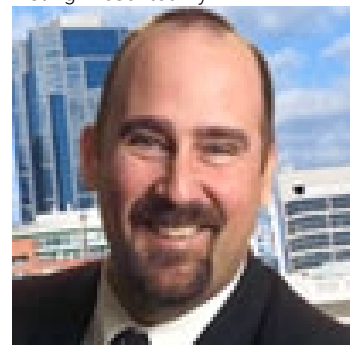
\$779,900

Live on one of the most beautiful cul-de-sacs in Acadia!! Welcome to this beautifully renovated four bedroom, three bathroom home. Enjoy your stunning open concept main floor with chef's kitchen, full of custom cabinetry, new stainless steel appliances, luxurious quartz countertops, and huge island with convenient breakfast bar seating. Adjacent to the kitchen is a large dining and living room with custom built-in features and electric fireplace for cozy nights. Retreat to your large primary bedroom with walk-in closet and beautiful en-suite, offering a private sanctuary. Another full bathroom and second bedroom round out the main level. Descending to the lower level, you will find two more bedrooms, a third four-piece bathroom, and an expansive recreation room for additional living space and entertaining, including a convenient beautiful wet bar. Other features of this home are luxury vinyl plank flooring, custom built-in coffee bar, triple-pane windows, new light fixtures, new window coverings, new paint, brand-new washer and dryer, custom feature wall, HIGH EFFICIENCY newer furnace, large newer hot water tank, and ample storage. Do not forget about the 22X24 DOUBLE DETACHED garage. This home has a true oasis WEST facing backyard with many flowers and shrubs, perennials, and an apple tree. Also enjoy the front deck AND back deck for morning and evening sun! Don't miss this extraordinary opportunity to own this stunning property. Schedule a showing today!! (id:6769)

- 4pc Bathroom 7.25 Ft x 7.67 Ft
- Bedroom 10.67 Ft x 12.92 Ft
- Bedroom 10.58 Ft x 12.83 Ft
- Recreational, Games room 22.00 Ft x 14.50 Ft
- Other 15.25 Ft x 9.67 Ft
- Furnace 10.58 Ft x 15.00 Ft
- 3pc Bathroom 7.00 Ft x 8.00 Ft

- 4pc Bathroom 7.50 Ft x 5.00 Ft
- Bedroom 11.17 Ft x 9.00 Ft
- Dining room 12.50 Ft x 12.25 Ft
- Kitchen 12.50 Ft x 10.33 Ft
- Living room 10.58 Ft x 12.50 Ft
- Primary Bedroom 13.58 Ft x 12.50 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Landan Real Estate

<http://www.christylongacre.ca/>

**RE/MAX Realty Professionals**

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

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