



## 9632 Alcott Road Calgary Alberta

\$699,900

Welcome to this beautifully updated bungalow in sought-after Acadia, offering an open-concept layout, modern finishes, and an incredible private backyard retreat on a massive lot. Step inside to a bright and inviting main floor featuring luxury vinyl plank flooring throughout and a spacious south-facing living and dining area anchored by a cozy gas fireplace—perfect for everyday living or hosting friends. The upgraded kitchen is made for entertaining, complete with quartz countertops, a subway tile backsplash, undermount sink, and new high-performance appliances including a Samsung stove, Samsung dishwasher, and Whirlpool refrigerator. The main level also includes two generous bedrooms and a beautifully renovated full bathroom. Downstairs, the fully finished basement expands your living space with two additional bedrooms, a second cozy wood-burning fireplace, another upgraded bathroom, and an oversized laundry room with a brand-new dryer—ideal for busy households. Outside, you'll love the front carport and driveway, plus the added bonus of a detached single garage off the laneway. The backyard is truly something special—mature trees, exceptional privacy, and a peaceful retreat vibe. An oversized private deck completes the space, perfect for summer evenings, entertaining, or simply relaxing. Additional Upgrades & Highlights: Professionally installed new front entry door (GreenFox); New patio sliding door (GreenFox); 3 replaced basement windows for improved light and efficiency (GreenFox); Custom Hunter Douglas window coverings in upstairs bedrooms and patio door; Fully renovated main floor with modern finishes; New vanities, toilets, and updated tile in all bathrooms; New bathtub in main bathroom + new shower in basement bathroom; Energy-efficient hot water tank installed last year (full list of upgrades in supplements). This is an exceptional opportunity to ...

Family room 12.00 Ft x 13.75 Ft

Other 132.00 Ft x 8.00 Ft

Recreational, Games room 15.83 Ft x 11.50 Ft

Laundry room 11.67 Ft x 10.00 Ft

Bedroom 11.75 Ft x 9.00 Ft

3pc Bathroom 5.42 Ft x 5.42 Ft

Dining room 8.67 Ft x 12.17 Ft

Living room 10.67 Ft x 12.17 Ft

Foyer 8.67 Ft x 3.58 Ft

Primary Bedroom 12.00 Ft x 10.17 Ft

Bedroom 10.50 Ft x 10.17 Ft

Bedroom 9.42 Ft x 10.25 Ft

Listing Presented By:



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Kitchen 12.33 Ft x 10.00 Ft

5pc Bathroom 12.00 Ft x 5.00 Ft