



THE
A-TEAM

**RE/MAX
FIRST**

8508 ADDISON Drive, Calgary T2H 1P1

MLS® #: **A2157938**

Area: **Acadia**

Listing Date: **08/29/24**

List Price: **\$699,987**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1967**

Finished Floor Area

Abv Sqft: **1,106**

Low Sqft:

Ttl Sqft: **1,106**

Lot Information

Lot Sz Ar: **5,500 sqft**

Lot Shape:

DOM

20

Layout

Beds: **4 (3 1)**

Baths: **2.0 (2 0)**

Style: **Bi-Level**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Lane,Backs on to Park/Green Space,Cul-De-Sac,Front Yard,Lawn,Interior Lot,No Neighbours Behind,Landscaped,Level,Street Lighting,Yard Drainage,Rectangular Lot,See Remarks,Treed Alley Access,Double Garage Detached,Enclosed,Garage Faces Rear,Paved,Rear Drive,See Remarks,Workshop in Garage

Utilities and Features

Roof: **Asphalt Shingle,See Remarks**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Garden,Playground,Private Entrance,Private Yard,Rain Barrel/Cistern(s),Rain Gutters,Storage**

Construction:

Metal Siding ,Stucco,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Refrigerator,Stove(s),Washer,Window Coverings**

Int Feat: **Closet Organizers,Jetted Tub,No Smoking Home,Stone Counters,Storage,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	8`6" x 10`6"
Kitchen	Main	12`2" x 11`6"
4pc Bathroom	Main	9`10" x 16`5"
Dining Room	Main	8`10" x 11`10"
Game Room	Lower	18`4" x 8`2"

Room	Level	Dimensions
Bedroom	Lower	8`6" x 10`6"
Bedroom - Primary	Main	10`6" x 11`6"
Bedroom	Main	8`10" x 9`6"
Living Room	Main	14`5" x 6`7"
5pc Bathroom	Lower	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4969JK

Zoning:
R-C1

Remarks

Pub Rmks:

Discover your family's next destination in the desirable neighborhood of Acadia! This spectacular bi-level home offers the best of both worlds, it is perfectly situated on a spacious lot in a quiet cul-de-sac but also offers easy access to Blackfoot, Glenmore, and Deerfoot Trail to save you time commuting every day. Enjoy the convenience of nearby schools, parks, and the best retail shopping in the city - all within walking distance. Stroll along the expansive green space with no neighbors directly behind. This perfectly sized home boasts over 2000 sq ft total, spread across both upper and lower levels. It features 3+1 bedrooms, a bright living and dining room, brand-new matching Samsung kitchen appliances, and new triple-pane high-efficiency windows for increased comfort and serious energy savings. The beautifully maintained backyard includes a double garage with a hobby workshop. Recent updates include a new roof (shingles replaced less than two years ago) and a professionally installed Leaf Filter gutter guard with a transferable lifetime warranty, new high end window coverings, and a stylish new front door. Step into the closet with all-new California closets, optimizing every inch of ample storage space. Brand new carpet . The lower level offers a cozy family room with an electric fireplace, a large bedroom, and a spacious 5-piece bath. Welcome home to a place where comfort and community come together! Drive buy 8508 Addison Drive S.E. for your living pleasure. Call for your private viewing.

Inclusions:
Property Listed By:

N/A
RE/MAX iRealty Innovations

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123