8523 ASHWORTH Road, Calgary T2H 1R1

MLS®#:	**A2172128**	Area:	**Acadia**	Listing Date:	**10/11/24**	List Price:	**$750,000**
Status:	**Pending**	County:	**Calgary**	Change:	**None**	Association:	**Fort McMurray**

General Information
Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1968**

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

Access:
Lot Feat: **Back Lane,Back Yard**
Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear**

Finished Floor Area
Abv Sqft: **1,182**
Low Sqft:
Ttl Sqft: **1,182**

DOM
11

Layout
Beds: **4 (3 1)**
Baths: **3.0 (2 2)**
Style: **3 Level Split**

Parking
Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting,Private Yard**

Construction:
Brick,Vinyl Siding,Wood Frame
Flooring:
Carpet,Vinyl Plank
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Range Hood,Tankless Water Heater,Washer**
Int Feat: **Built-in Features,No Animal Home,No Smoking Home,Quartz Counters,Recessed Lighting,See Remarks,Tankless Hot Water,Vinyl Windows,Wired for Data,Wired for Sound**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	**Main**	**9`7" x 16`0"**	**Living Room**	**Main**	**13`7" x 20`1"**
Dining Room	**Main**	**13`8" x 12`4"**	**Bedroom - Primary**	**Upper**	**13`6" x 12`3"**
Bedroom	**Upper**	**15`5" x 8`1"**	**Bedroom**	**Upper**	**12`0" x 9`4"**
4pc Bathroom	**Upper**	**8`7" x 4`11"**	**2pc Ensuite bath**	**Upper**	**4`7" x 4`11"**
2pc Bathroom	**Main**	**3`6" x 4`7"**	**Bedroom**	**Lower**	**12`10" x 8`2"**
Game Room	**Lower**	**12`10" x 17`4"**	**4pc Bathroom**	**Lower**	**9`0" x 8`8"**

Title:
Fee Simple

Zoning:
R-CG

Legal Desc: **5476JK**

Remarks

Pub Rmks:
Welcome to this stunning, fully renovated 4 bedroom, 4 bathroom, 3-level split home nestled in the heart of Acadia. Truly, no detail has been left untouched. All new electrical and plumbing throughout, spray foam insulation, new windows including a triple pain front window, all new appliances, new air conditioner, custom millwork throughout, wired for sound and data, and so much more. This beautifully designed residence offers an exceptional blend of modern elegance and functionality, perfect for families and entertainers alike. Step inside to be greeted by an open-concept living space adorned with premium finishes and a flood of natural light. The home's split-level design provides a seamless flow throughout, leading to a cozy family room perfect for relaxation or hosting guests. The gourmet kitchen, featuring high-end stainless steel appliances, including a gas range and plenty of custom cabinetry. Just off the kitchen is a conveniently located powder room. On the upper level you will find 3 well sized bedrooms including the primary with a custom built-in wardrobe and 2 piece ensuite. Finishing this level is a spacious 4 piece bathroom. The fully finished lower level adds additional living space with a generous sized fourth bedroom and 4 piece bathroom. Step outside to discover a large private yard, complete with a maintenance free deck and patio area perfect for outdoor dining and entertaining and 2 storage sheds for plenty of additional storage. The property also includes a newly constructed double-car garage, providing both convenience and security. Located in the sought-after community of Acadia, this home is close to schools, parks, shopping, and public transit. Experience the best of suburban living with easy access to all the amenities the city has to offer. Don't miss the opportunity to make this exceptional property your new home!

Inclusions:
NA

Property Listed By:
Century 21 Bamber Realty LTD.

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