

## 38 ARMSTRONG Crescent, Calgary T2J 0X3

MLS®#:	A2175272	Area:	Acadia	Listing Date:	10/31/24	List Price: <b>\$764,900</b>
Status:	Pending	County:	Calgary	Change:	-\$10k, 08-Nov	Association: Fort McMurray



eneral Information	<u>1</u>			DOM	
ор Туре:	Residential			20	
ıb Type:	Detached			<u>Layout</u>	
ty/Town:	Calgary	Finished Floor Ar	<u>ea</u>	Beds:	4 (2 2 )
ar Built:	1960	Abv Sqft:	1,031	Baths:	3.0 (3 0)
t Information		Low Sqft:		Style:	Bungalow
t Sz Ar:	4,994 sqft	Ttl Sqft:	1,031		
t Shape:				Parking	
				Ttl Park:	4
				Garage Sz:	2
cess:					
t Feat: ırk Feat:	Back Lane,Back Yard,Cleared,Front Yard,Lawn,Landscaped,Rectangular Lot,Treed Double Garage Detached,Garage Faces Rear,Off Street				

Utilities and Features

Roof:	Asphalt Shingle		Construction: Composite Siding					
Heating:	Forced Air, Natural Gas							
Sewer:	· · · · · · · · · · · · · · · · · · ·			Flooring:				
Ext Feat:	Fire Pit, Private Yard		Carpet,Ceramic Tile,Vinyl Plank					
	- <b>,</b>		Water Source:					
			Fnd/Bsmt:					
			Poured Concrete					
Kitchen Appl:	Dishwasher, Dryer, Gas	Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer						
		Bar,Breakfast Bar,Chandelier,Closet Organizers,Double Vanity,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Quartz						
Int Feat:	Bar,Breakfast Bar,Cha	andelier, Closet Organizers, Double	Vanity,Kitchen Island,Natural Woo	dwork,No Animal Home,No Sn	noking Home,Open Floorplan,Quartz			
Int Feat:	Bar,Breakfast Bar,Cha Counters,Walk-In Clos		Vanity,Kitchen Island,Natural Woo	dwork,No Animal Home,No Sn	noking Home,Open Floorplan,Quartz			
Int Feat: Utilities:			Vanity,Kitchen Island,Natural Woo	dwork,No Animal Home,No Sn	noking Home,Open Floorplan,Quartz			
			Vanity,Kitchen Island,Natural Woo	dwork,No Animal Home,No Sn	noking Home,Open Floorplan,Quartz			
Utilities:				dwork,No Animal Home,No Sn	noking Home,Open Floorplan,Quartz			
Utilities: Room	Counters, Walk-In Clos	set(s)	Room Information					
Utilities: Room Living Room	Counters,Walk-In Clos	Dimensions	Room Information	Level	Dimensions			
Utilities: Room Living Room Dining Room	Counters,Walk-In Clos Level Main Main	<u>Dimensions</u> 14`0" x 12`9"	Room Information Room Kitchen	<u>Level</u> Main	<u>Dimensions</u> 12`0" x 11`9"			
Utilities: Room Living Room Dining Room Bedroom - Prin	Counters,Walk-In Clos Level Main Main nary Main	<u>Dimensions</u> 14`0" x 12`9" 9`4" x 9`1"	Room Information Room Kitchen 4pc Bathroom	<u>Level</u> Main Main	Dimensions 12`0" x 11`9" 8`8" x 4`11"			
	Counters,Walk-In Clos Level Main Main nary Main	Dimensions 14`0" x 12`9" 9`4" x 9`1" 12`7" x 12`2"	Room Information Room Kitchen 4pc Bathroom 4pc Ensuite bath	<u>Level</u> Main Main Main	Dimensions 12`0" x 11`9" 8`8" x 4`11" 6`0" x 8`10"			

Laundry	Basement	8`2" x 5`1"			
		Legal/Tax/Financial			
Title: Fee Simple		Zoning: R-CG			
Legal Desc:	2303ID				
		Remarks			
Pub Rmks: Inclusions: Property Listed By:	This is 38 Armstrong Crescent in ACADIA, a highly sought out community located close to everything you need or might need. This home located in a quiet street is where your dream of an idyllic family home comes to life! This completely and beautifully renovated home offers almost 2000sqft of developed space showcasing pure elegance and convenience. This home is within walking distance to ALL levels of school, community center, Tennis centre, and very short drive to chinook center, Costco and shopping, and very easy access to Deerfoot Trail Upon entering, you'll be immediately captivated by the meticulously planned floor plan, brimming with abundant natural light that pours in from every corner, creating an atmosphere of warmth and serenity. Step onto a living area with a beautiful fire place giving a warmth of welcome. The breakfast island and spacious kitchen with the glimmering quartz counters and brand new stainless-steel appliances are perfect for all your culinary adventure. With a dining area, this space is absolutely perfect for entertainment. There is a huge primary bedroom complete with two closet spaces that houses custom build shelves leads you into a well planned ensuite. This level is complete with another bedroom and a main floor bathroom. Come on downstairs to the basement with a huge rec. room complete with a bar. This space is perfect for games night for the whole family to spend time with each other after a busy day out. Two great sized bedroom comes with egress windows, a walk-in shower and laundry complete this level. You have a double detached garage and a huge backyard. Perfect for the kids to play within sight and for your dogs to run around. only the foundation and some of the exterior walls are original. This house comes with new insulation, trusses, drywall, windows, interior walls, interior framing, roof, furnace, hot water tank, appliances, cabinets, this list keeps going on. Really new everything! Garage door control				

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