



THE
A-TEAM

**RE/MAX
FIRST**

9339 ALLISON Drive, Calgary T2J1B3

MLS®#: **A2175651**

Area: **Acadia**

Listing Date: **01/13/25**

List Price: **\$749,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1962**

Finished Floor Area

Abv Sqft: **1,004**
Low Sqft:
Ttl Sqft: **1,004**

DOM

9
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **4,994 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Landscaped,Rectangular Lot**
Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener**

Utilities and Features

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

Construction: **Brick,Stucco**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Other,Refrigerator,See Remarks,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Closet Organizers,Double Vanity,No Smoking Home,Quartz Counters,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen With Eating Area	Main	52`3" x 43`3"
Bedroom - Primary	Main	45`11" x 37`9"
Family Room	Lower	48`11" x 33`11"
Bedroom	Lower	41`3" x 37`2"
4pc Bathroom	Main	16`5" x 25`5"

Room	Level	Dimensions
Living Room	Main	55`6" x 36`4"
Bedroom	Main	32`0" x 29`9"
Bedroom	Lower	36`1" x 36`1"
4pc Ensuite bath	Main	28`9" x 22`8"
4pc Bathroom	Lower	29`3" x 16`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1042JK

Zoning:
R-CG

Remarks

Pub Rmks:

This classic bungalow has been transformed inside and out! Situated on a quiet street in amenity rich Acadia with a fully fenced west backyard, the property has undergone extensive renovations in the past year+. Fully developed with large lower level recreation room, a total of four bedrooms, three updated bathrooms, and double detached garage, this home is well suited to a growing family or those wanting to downsize. The stucco exterior with freshly painted brick, all new windows and doors, new eaves, flashing, vents, low maintenance composite back deck, front stone walk and patio, plus replaced sod in front and back yard creates lots of curb appeal. The bright and contemporary interior features all new kitchen and bathroom cabinetry & fixtures, quartz countertops, stainless appliances, updated flooring, smooth finish ceilings with abundant LED lighting, custom motorized window blinds, two electric fireplaces with remotes, lighted staircase, touch light and fog heat mirrors. The primary bedroom includes an ensuite with dual vanities and walk-in closet with ample built-ins. There is new 80 gallon hot water tank, high efficiency furnace (2021), rough-in's for hot tub, AC, lawn irrigation, with the option for laundry on both main and lower levels. This immaculate home is ready for occupancy in February.

Inclusions:
Property Listed By:

**Two fireplaces with remotes
Calgary West Realty**

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











