



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**720 ALDERWOOD Place, Calgary T2H 2B4**

MLS® #: **A2183384**      Area: **Acadia**      Listing Date: **12/12/24**      List Price: **\$729,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1972**  
Lot Information  
 Lot Sz Ar: **6,996 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,056**  
 Low Sqft:  
 Ttl Sqft: **1,056**

DOM

**9**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane,Cul-De-Sac**  
 Park Feat: **Double Garage Detached,Parking Pad,RV Access/Parking**  
Utilities and Features

Roof: **Asphalt**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Playground,Private Yard**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Electric Stove,Garage Control(s),Refrigerator,Washer**  
 Int Feat: **Kitchen Island**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 12`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>19`8" x 11`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 9`0"</b>	<b>Foyer</b>	<b>Main</b>	<b>8`0" x 4`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`10" x 10`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`8" x 8`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`5" x 8`2"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`11" x 4`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>2`11" x 2`8"</b>	<b>Family Room</b>	<b>Lower</b>	<b>12`8" x 11`7"</b>
<b>Game Room</b>	<b>Lower</b>	<b>11`10" x 11`5"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>15`5" x 12`4"</b>
<b>3pc Ensuite bath</b>	<b>Lower</b>	<b>8`3" x 6`0"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>11`3" x 8`8"</b>
<b>Laundry</b>	<b>Lower</b>	<b>6`0" x 4`0"</b>			

Legal/Tax/Financial

Title:      Zoning:

**Fee Simple**

**R-CG**

Legal Desc:

**764LK**

Remarks

Pub Rmks:

**A Completely Renovated Stunner of a home on a cul-de-sac with an amazing "illegal basement suite" has everything you need and more. This incredible home has been carefully updated top-to-bottom and is perfect for the savvy investor or growing family. Located on a quiet cul-de-sac down the road from a kid's playground and off-leash dog park this home welcomes you with great curb appeal and updated roof and windows. As you enter the home you'll find an open concept kitchen/dining/living room set up complete with a wood-burning fireplace and a dream kitchen with a center island, new cabinetry, new countertops and a stainless appliances package including cooktop, built-in oven, and a chimney style hood fan. The main floor sprawls with new laminate flooring into all 3 well-sized bedrooms and a completely redone 4 piece bathroom. The lower level is well-appointed and boasts 2 additional bedrooms, one with a 3 piece ensuite bathroom, a complete kitchen and a separate laundry area for your illegal basement suite. A separate entry off the rear leads you to a massive backyard with an oversized 26 x 24 garage and a separate double parking pad with a gate, perfect for extra parking or storing that RV. Newer furnace, newer hot water tank, new paint throughout and all in the amazing family-friendly community of Acadia. This one is a must-see and a great opportunity for the savvy buyer. Simply Stunning Property!!! OPEN HOUSE SAT 21ST FROM 1:00-3:00!!!**

Inclusions:

**None**

Property Listed By:

**Real Broker**

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







