



THE
A-TEAM

**RE/MAX
FIRST**

8531 ATLAS Drive, Calgary T2H 1R4

MLS® #: **A2208076**

Area: **Acadia**

Listing Date: **04/03/25**

List Price: **\$668,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1969**

Finished Floor Area

Abv Sqft: **1,285**

Low Sqft:

Ttl Sqft: **1,285**

Lot Information

Lot Sz Ar: **5,640 sqft**

Lot Shape:

DOM

20

Layout

Beds: **5 (3 2)**

Baths: **1.5 (1 1)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Reverse Pie Shaped Lot

Driveway, Garage Door Opener, Single Garage Attached

Utilities and Features

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

Construction: **Brick, Vinyl Siding**
Flooring: **Hardwood, Laminate, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Oven, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Beamed Ceilings, Ceiling Fan(s), Chandelier, Closet Organizers, Kitchen Island, No Smoking Home, Recessed Lighting, Track Lighting, Vaulted Ceiling(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		
Title:			Zoning:		
Fee Simple			R-CG		
Legal Desc:		5476JK	Remarks		

Pub Rmks: **This stunningly updated 5-bedroom bungalow is tucked away on a quiet, tree-lined street in one of Acadia's most desirable locations. Enjoy being walking distance**

to multiple parks and greenspaces, sought after schools like Foundations for the Future Academy, transit options, and having easy access to major roads to quickly navigate to wherever life takes you. Step inside and immediately experience a grandeur and vibe that's rare for the area and price point. You'll love this home's vaulted ceilings, richly stained exposed beams, planked wood ceiling finishing, and an open-concept layout that blends warmth and character with modern updates! The remodeled kitchen features stainless steel appliances, quartz countertops, contemporary cabinetry, and a large centre island—the perfect space for cooking and gathering. A large picture window over the sink brings in plenty of natural light and a view of the side yard. The bright and spacious living room features brand new windows, and is a great place to congregate and spend time with family and friends. The primary bedroom includes an updated 2-piece ensuite and patio doors leading to a newly built two-tiered deck. Enjoy even more access from the second bedroom, which also has identical patio doors. Finishing off this floor is a third bedroom, and the 4-piece main bathroom that's also been attractively updated. For those looking for increased flexibility, the partially finished basement includes two additional bedrooms (non-egress windows) which cater to lifestyle needs of many kinds, whether it be a home office, workout room, hobby area, guest space, etc. There's also tons of potential to develop the remainder of the space and customize it with your own creative ideas! Step outside to your sunny south-facing backyard, featuring a spacious deck, patio area, and room to relax and unwind with friends and family. You'll also love the attached garage with direct access into the home—no need to brave the elements! There's so much value in this property including the roof that was replaced a few years ago, hot water tank (around 2018), a natural gas line for a BBQ in the yard, new LG washer and dryer set, and much more! With its unbeatable location and stylish design, this property won't last long. Book your showing today and take the first step toward finding your new home!

Inclusions:

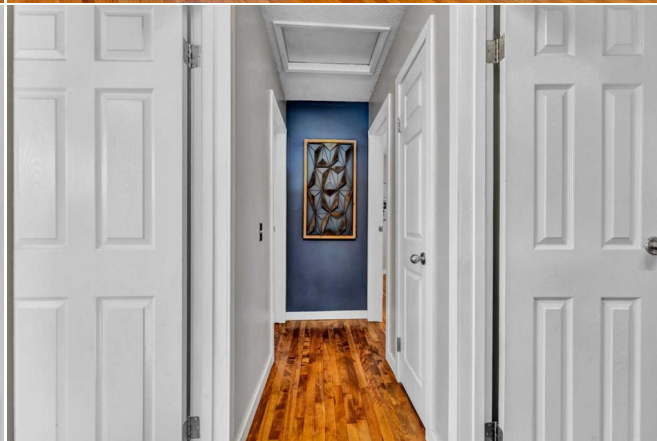
Property Listed By:

Exterior cameras and garage heater are included in the sale - sellers have never used them so they come in as-is condition
Real Broker

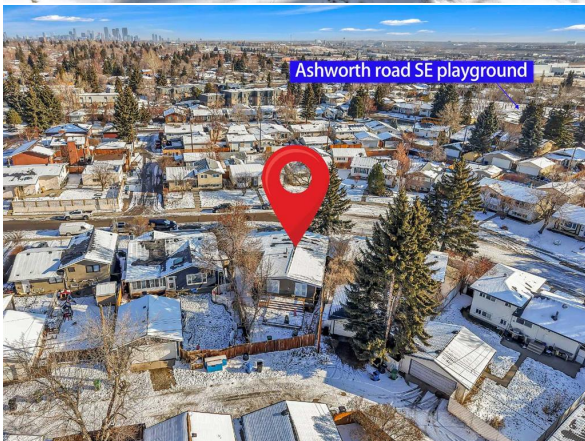
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



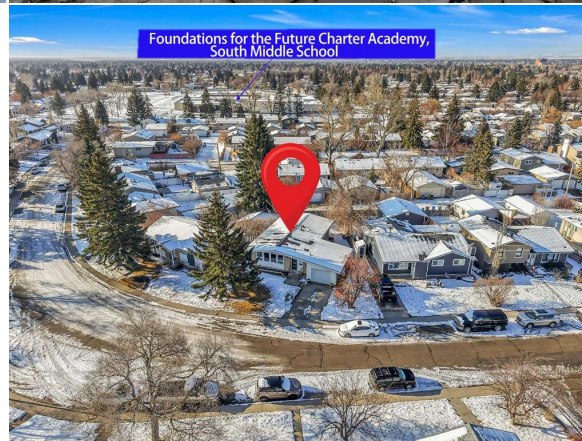








Ashworth road SE playground



Foundations for the Future Charter Academy,
South Middle School



St. Matthew School
Playground

