

9612 Alcott Road SE Calgary, AB T2J 0T8

Residential

Active [A2164429](#)

Banner: *Renovated executive home in Acadia...complete with luxury hot tub!*

LP: \$679,900.00



Class:	Detached	City:	Calgary
County:	Calgary	Subdivision:	Acadia
Type:	House	Ttl Beds:	3
Levels:	One	F/H Bth:	2/1
Year Built:	1962	RMS SQFT:	1,003.00
LINC#:	0020780813	LP/SF:	\$677.87
Arch Style:	Bungalow	Suite:	No
Possession:	30 Days / Neg	Lot Size:	5500 SqFt
Lot Dim:		Lot Depth:	M'
Front Length:	16.76M 55` 0"	Lot:	20
Legal Desc:	577JK;45;20	Condo:	No
Legal Pln:	577JK	Blk:	45
Zoning:	R-CG	Tax Amt/Yr:	\$3,855.00/2024
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	No Disclosure	Front Exp:	S
Restrict:	None Known		

Public Remarks: Discover this beautifully renovated bungalow nestled on a peaceful corner lot in Acadia. As you step inside, you'll be greeted by an open-concept design that highlights elegant updates throughout. The gourmet kitchen is truly impressive, featuring stainless steel appliances, stunning quartz countertops, and a custom feature wall that adds sophistication to the living space. The main floor includes a spacious master suite with a stylish 4-piece en-suite and a generous walk-in closet. A second bedroom, also with a walk-in closet, provides flexibility for guests or can be used as a home office. This thoughtful "Double Master" layout ensures comfort and versatility for everyone. Head down to the lower level, where you'll find a large family room, perfect for entertaining, and a feature gas fireplace for those cozy winter nights. The basement bedroom is essentially a third master bedroom, complete with a walk-through closet and its own en-suite bathroom. The backyard boasts a newer deck, ideal for outdoor gatherings, surrounded by mature trees that create a private oasis. The exterior has been tastefully updated with stucco and stone finishes, complemented by a double garage and an additional side parking pad for vehicle or trailer parking. This move-in ready home also features modern conveniences such as central air conditioning, added attic insulation, and a newer luxury outdoor hot tub for relaxation. Tucked away on a quiet side street, this home showcases a well-maintained yard and plenty of parking, making it the perfect retreat in a serene neighborhood. Thoughtfully renovated with attention to detail, this impressive home is a must-see for anyone seeking modern amenities in a tranquil setting. Don't miss out on this incredible opportunity!

Rooms & Measurements

	2P	3P	4P	5P	6P		Main:	93.18	Mtr2	1,003.00	SqFt
Baths:	1	0	1	0	0	Bed Abv: 2	Blw Grade:	83.43	Mtr2	898.00	SqFt
EnSt Bth:	0	1	0	0	0	Rms Abv: 4	Total AG:	93.18	Mtr2	1,003.00	SqFt

Garage Dims (L x W): 19`6" x 19`6"

Property Information

Basement:	Finished, Full	Laundry Ft:	In Basement
Heating:	Forced Air, Natural Gas	Cooling:	Central Air
Construction:	Stone, Stucco, Wood Frame	Fireplaces:	1/Basement, Blower Fan, Gas
Foundation:	Poured Concrete	Flooring:	Carpet, Laminate, Tile
Exterior Feat:	BBQ gas line, Fire Pit, Garden, Private Yard	Fencing:	Fenced
Roof Type:	Asphalt Shingle	Balcony:	Deck
Reports:	RMS Supplements, Title		
Warranty:	None		
Parking:	Alley Access, Double Garage Detached, Off Street, Parking Pad, RV Access/Parking	Total:	4
Features:	Built-in Features, Quartz Counters		
Comm Feature:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Walking/Bike Paths		
Lot Features:	Back Lane, Back Yard, Corner Lot		
Goods Include:	Hot Tub		
Appliances:	Central Air Conditioner, Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings		
Other Equip:	Garage Door Opener		
Goods Exclude:	N/A		
Reg Size Incl:			