

9335 Almond Crescent SE
Calgary, Alberta

MLS # A2203354



\$589,900

Division:	Acadia		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,015 sq.ft.	Age:	1964 (61 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Paved		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Soaking Tub, Storage		

Inclusions: Shed, Pergola + accessories, Vacu-flow + accessories

Nestled on a quiet street in Acadia, this beautifully maintained bilevel home boasts an expansive south-facing backyard and a double garage. Offering nearly 2000 SF of developed living space, this bright and spacious home features 4 bedrooms, 2 bathrooms, and an abundance of natural light throughout. Over the years, it has been thoughtfully maintained, including the replacement of most windows, a newer gas fireplace in the lower living room, upgraded appliances (2019) and a newer hot water tank (2021). Upon entering, you'll be welcomed by a bright, airy entryway with soaring ceilings and large window that flood the space with natural light. Step up to the open and inviting living room, where oversized windows and gleaming hardwood floors create a warm and welcoming atmosphere. The adjacent formal dining room offers ample space and overlooks the sunny south-facing deck. A built-in china cabinet provides additional storage and leads seamlessly into the kitchen, which features oak cabinetry, newer appliances, and plenty of counter and cabinet space. The kitchen sink provides a perfect view of the expansive backyard. On the main floor you'll find two generously sized bedrooms, each with its own closet, and a full bathroom with a relaxing soaker tub and bay window. There's also a convenient storage closet for added space. The lower level offers a spacious family room complete with a cozy gas fireplace, as well as a den with built-in shelving and a large closet. Two more bedrooms and a full bathroom are located downstairs, along with under-stair storage. Step outside to the large south-facing backyard, where you'll find a beautifully extended deck complete with a pergola – perfect for enjoying the outdoors in privacy. The double garage is accessible via a paved alley and provides ample space for parking and storage. This charming home is ideal for a family

or anyone looking to make it their own. Located in the highly sought-after family-friendly community of Acadia, you'll be within walking distance to schools, parks, and an array of amenities, including shopping and dining. With excellent access to McLeod Trail, Southland and Deerfoot, everything you need is just minutes away. Don't miss out on the chance to make Acadia your home — there's so much potential waiting to be discovered in this wonderful property!