

348 Adams Crescent SE
Calgary, Alberta

MLS # A2167207



\$725,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,001 sq.ft.	Age:	1965 (59 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Insulated, See Remarks		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

Heating:	High Efficiency, In Floor, Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, Open Floorplan, Recessed Lighting, Soaking Tub		

Inclusions: Second fridge, electric stove, washer, dryer.

Completely & beautifully renovated bungalow with illegal 1 bedroom basement suite, located on a quiet street backing onto greenspace in the established community of Acadia! The open main level presents top quality laminate, carpet & travertine flooring & an abundance of recessed lighting & stylish light fixtures, showcasing the living room with lineal electric fireplace which is open to the kitchen that’s tastefully finished with granite counter tops, eating bar, maple cabinets with under cabinet lighting, travertine backsplash & stainless steel appliance package, including a built-in drawer microwave. There are also 3 bedrooms & a 5 piece bath with maple vanity, dual sinks, travertine tile throughout, custom mirrors & recessed & toe-kick lighting on the main level. The illegal 1 bedroom basement suite has also been renovated, featuring a spacious living room with lineal fireplace, kitchen with plenty of storage space & eating bar, a 3 piece bath with heated floor & porcelain & ceramic tile. A laundry room completes the basement level. Other notable features include central air conditioning, all new doors & trim & a high efficiency furnace. Outside, enjoy the attractively landscaped front yard with flagstone walkway & immaculate, secluded back yard with cedar fencing, large concrete patio & landscaping lighting. The double detached garage is insulated, heated & includes a 240V receptacle. The location can’t be beat – close to Acadia Athletic Park, Acadia Community Association, many schools, shopping, public transit & easy access to Macleod & Blackfoot Trails as well as Southland & Heritage Drives.