

36 Allandale Close SE
Calgary, Alberta

MLS # A2207470



\$749,900

Division:	Acadia		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,159 sq.ft.	Age:	1969 (56 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Heated Garage, Off Street, F		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Concrete, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: Radon Mitigation System, Planters in Backyard, WorkBench in Garage, Fireplace Screen & Tools, Built-in Shelving (bsmt), Hood fan

This beautiful Mid-Century home has over 2200 sq.ft. of dev. living space & is located on a quiet close, in the heart of Acadia, walking distance to schools, playgrounds, shops & rec. facilities. The modern open plan main level, is perfect for entertaining with features that include; new windows & custom blinds throughout (rooms are filled with natural light); kitchen with island, storage drawers, a new dishwasher & stove (open to dining & living areas); upgraded lighting & paint throughout; & functional mud room at the backdoor. Retire to upper level with 3 large bedrooms & 2 upgraded bathrooms. Relax in the renovated lower level featuring; a welcoming family room with wood burning fireplace, large windows, new carpet & lighting; a 4th bedroom with fresh paint, new flooring & insulated walls (keep you warn & cozy); & a dream laundry room (not a closet), with top tier washer/dryer & utility sink. Retreat to the basement level that features; a large open flex room with new drop-down ceiling (perfect for gaming, gym or crafts room); renovated 3-piece bath; & 3 storage areas with built-in shelving. Spring is coming!! Time to fire up the BBQ & go outside to your amazing south facing backyard with mature trees, perennial gardens, planter boxes & concrete patio. There is a paved parking pad for your toys right in front of the oversized, heated, double garage with new stucco siding. Acadia is a vibrant community, centrally located with easy access to major arteries, shopping centres, parks, recreation centres & the Bow River Valley. This amazing property in a fantastic location awaits.....