

**9011 Ancourt Road SE**  
**Calgary, Alberta**

**MLS # A2234145**



**\$849,000**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,345 sq.ft.	<b>Age:</b>	1961 (64 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	H-GO
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Wet Bar		

**Inclusions:** Washer and Dryer will be replaced with Samsung. TV Mount in bedroom, living room, basement, and office. Wardrobes and Bookshelves in basement family room. Workbench and cabinets in garage.

This beautifully RENOVATED 1,350 ft<sup>2</sup> bungalow, built in 1961, blends timeless charm with modern style. Set on a generous 65' x 100' lot, the home is move-in ready and thoughtfully upgraded throughout. The main floor features hardwood flooring and a bright, open layout. The kitchen is a STANDOUT, offering an oversized quartz island with ample drawer storage, an upgraded 6-burner gas cooktop, built-in appliances, a pantry, and a garburator. The inviting living room centers around a gas fireplace finished in white herringbone tile with a crisp white mantle—perfect for cozy evenings. The primary bedroom offers a perfect blend of comfort and function, with a walk-through closet, a 4-piece ensuite with double sinks and a sleek walk-in shower, plus direct access to a private deck—ideal for enjoying your morning coffee. A second 4 pc bathroom completes the main level. Downstairs, you’ll find a spacious family room filled with natural light, complete with built-in wall cabinetry and a wet bar with a beverage centre. Two additional bedrooms and a full bathroom make this level perfect for guests, teens, or a growing family. Step outside to a sunny west-facing backyard designed for entertaining and low maintenance, with artificial turf, a two-tiered layout including a patio and deck, and upper area with fire pit. The IMPRESSIVELY OVERSIZED 28x22 garage is heated, insulated, and built for more than just parking. With ample space for storage, hobbies, or weekend projects, it also comes fully outfitted with epoxy floors, built-in cabinets, a sturdy workbench, and pull-out organizers to keep everything in its place. Recent upgrades include a new furnace and hot water tank (2023), plus central air conditioning for year-round comfort. This is your chance to own a turn-key, modern home in a mature neighbourhood—don’t miss it!