

**9215 Allison Drive SE
Calgary, Alberta**

MLS # A2296851



\$869,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,217 sq.ft.	Age:	1963 (63 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Garden, Landscaped, Rectangular Lot, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home, Separate Entrance, Wet Bar		

Inclusions: n/a

Experience refined living in this elegantly Acadia bungalow, where thoughtful design and elevated details come together in perfect harmony. A sunny south-facing yard, heated double garage, RV parking, and Gemstone lighting create an impressive first impression before you even step inside. The main floor welcomes you with an airy, light-filled layout and a beautifully appointed kitchen featuring quartz counters, a central island, stainless steel appliances, and extensive built-ins that enhance both style and function. The living room's fireplace adds a warm, sophisticated focal point, while the primary suite offers a serene retreat with its spa-inspired ensuite and custom walk-through closet. A second main-floor bedroom with its own full bathroom provides exceptional comfort for family or guests. The lower level expands the home's luxurious feel with a sprawling family room anchored by a striking wood-burning fireplace, brand new carpet a well-designed wet bar, two additional bedrooms, a full bath, and a separate laundry area. Thoughtful built-ins throughout the basement elevate the space with both beauty and practicality. Outdoors, the large deck and sun-drenched backyard create an inviting setting for relaxation and entertaining. Set in a quiet, central location close to schools and amenities, this home offers an exceptional blend of comfort, craftsmanship, and understated luxury.