

\$750,000 - 8523 Ashworth Road Se, Calgary

MLS® #A2172128

\$750,000

4 Bedroom, 4.00 Bathroom, 1,182 sqft

Residential on 0.13 Acres

Acadia, Calgary, Alberta

Welcome to this stunning, fully renovated 4 bedroom, 4 bathroom, 3-level split home nestled in the heart of Acadia. Truly, no detail has been left untouched. All new electrical and plumbing throughout, spray foam insulation, new windows including a triple pain front window, all new appliances, new air conditioner, custom millwork throughout, wired for sound and data, and so much more. This beautifully designed residence offers an exceptional blend of modern elegance and functionality, perfect for families and entertainers alike. Step inside to be greeted by an open-concept living space adorned with premium finishes and a flood of natural light. The home's split-level design provides a seamless flow throughout, leading to a cozy family room perfect for relaxation or hosting guests. The gourmet kitchen, featuring high-end stainless steel appliances, including a gas range and plenty of custom cabinetry. Just off the kitchen is a conveniently located powder room. On the upper level you will find 3 well sized bedrooms including the primary with a custom built-in wardrobe and 2 piece ensuite. Finishing this level is a spacious 4 piece bathroom. The fully finished lower level adds additional living space with a generous sized fourth bedroom and 4 piece bathroom. Step outside to discover a large private yard, complete with a maintenance free deck and patio area perfect for outdoor dining and entertaining and 2 storage sheds for plenty of additional storage. The property also includes



a newly constructed double-car garage, providing both convenience and security. Located in the sought-after community of Acadia, this home is close to schools, parks, shopping, and public transit. Experience the best of suburban living with easy access to all the amenities the city has to offer. Donâ€™t miss the opportunity to make this exceptional property your new home!

Built in 1968

Essential Information

MLS® #	A2172128
Price	\$750,000
Sold Price	\$755,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,182
Acres	0.13
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Sold

Community Information

Address	8523 Ashworth Road Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 1R1

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage

Faces Rear

Interior

Interior Features	Built-in Features, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, See Remarks, Vinyl Windows, Tankless Hot Water, Wired for Data, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Range Hood, Washer, Tankless Water Heater
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 11th, 2024
Date Sold	October 26th, 2024
Days on Market	15
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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