

**9215 Allison Drive SE**  
**Calgary, Alberta**

**MLS # A2296851**



**\$869,000**

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

<b>Heating:</b>	Fireplace(s), 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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.