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619 Agate Crescent SE  
Calgary, Alberta

MLS # A2191746



**\$949,900**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,356 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, Driveway, Front Drive, Garage Door		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Low Maintenance Land		

<b>Heating:</b>	High Efficiency, Fireplace(s), Floor Furnace, Forced Air, Natural Gas, Solar	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, See Remarks	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Skylight(s), Stone Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	Extensive Solar Panel Installation		

Prepare to be impressed by this exquisitely renovated modern bungalow that blends contemporary design with luxurious living. Featuring 4 spacious bedrooms, each equipped with generous walk-in closets, and 3 opulent bathrooms—including a spectacular 5-piece ensuite—this home is perfect for families and entertaining alike. Step into the chef’s dream kitchen, completed with quartz countertops and a stunning waterfall island that doubles as an eating bar. High-end deluxe appliances and a gas cooktop make cooking a delight, while the open concept living, dining, and kitchen area invites effortless flow for gatherings and celebrations. The standout primary suite is a sanctuary, boasting a lavish ensuite with a rain shower and a relaxing soaking tub, along with a roomy walk-in closet. Additional highlights include three elegant electric fireplaces, striking skylights, and sleek glass panels on the stairway that add sophistication. Enjoy outdoor living on both the inviting side patio and the expansive rear patio area—perfect for summer gatherings. The lower level is an entertainer’s paradise, featuring a large recreation/games room with a built-in wet bar, two additional spacious bedrooms, and a chic 3-piece bathroom. No detail has been overlooked—this home has been updated with new electrical, drywall, insulation, a high-efficiency furnace, and hot water tank. LED lighting shines throughout, enhancing the modern aesthetic. With an attached single garage and an oversized double detached garage—fully finished with insulation, drywall, vaulted ceilings, and epoxy flooring—parking is never a concern. Recently added is an extensive \$38,000 solar panel system that ensures a net-zero energy situation, complemented by built-in Bluetooth speakers and security cameras for added convenience and

peace of mind. Outdoor enthusiasts will appreciate the private west-facing backyard and its proximity to a playground, while families will benefit from being near a variety of schools and all the amenities popular Acadia has to offer. Don't miss the opportunity to call this luxurious retreat your home! Schedule a viewing today and experience it for yourself.