

\$1,150,000 - 12209 Alcanza Drive, Austin

MLS® #6827240

\$1,150,000

5 Bedroom, 5.00 Bathroom, 4,137 sqft
Residential on 0.30 Acres

Meridian Sec D Ph 01 Amd, Austin, TX

Stunning two-story 5 bed/4.5 bath beautifully landscaped home in the coveted neighborhood of Meridian in Southwest Austin on the cusp of the Hill Country. 12209 Alcanza has it all! A peaceful oasis, the house is situated on a large .3 acre lot, quiet cul-de-sac and backs to a 13-acre green belt. Step into luxury as you enter the home and are greeted by a sweeping staircase. Great multi-generational layout with two bedrooms on the main floor with ensuite bathrooms, plus a third bedroom upstairs with an ensuite bathroom. In addition to 5 bedrooms, the house boasts a downstairs office and upstairs flex room. The floor plan, with the kitchen open to the living area, is perfect for everyday living and entertaining. The kitchen has plentiful cabinets and counter space and features a double oven and gas stovetop. The living room has abundant natural light, a gas fireplace with stone surround, and doors that lead to the beautiful backyard living space. The dining area accommodates a large table and boasts a wall of windows. The large primary bedroom features a bay-window bank that looks upon your backyard oasis with gorgeous trees and green belt. Dual vanities, a garden tub, separate shower, walk-in closet and linen closet distinguish the primary bath. Experience outdoor living at its best with extended back and front patios. Your gorgeous backyard has mature trees and a meandering garden - perfect for family cookouts and hosting guests. Additional perks: no carpet, plantation shutters



on the front windows, gas stub on back porch and 3-car garage. The well-maintained home has over \$150k in updates including paint, roof, gutters, flooring, and more! Meridian has Baldwin Elementary, a pool, sand volleyball, basketball, Bear Lake, miles of hike and bike trails, and fun community social events. Shopping, restaurants, coffee and movie theatre are located close by. Meridian is near the Veloway and the Wildflower Center.

Built in 2007

Essential Information

ListingFeed	abor_vow
MLS® #	6827240
List Price	\$1,150,000
Sale Price	\$1,089,000
Sale Date	September 11th, 2023
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,137
Acres	0.30
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	12209 Alcanza Drive
Subdivision	Meridian Sec D Ph 01 Amd
City	Austin
County	Travis
State	TX
Zip Code	78739

Amenities

Utilities	Electricity Available, Natural Gas Available, Phone Connected, Underground Utilities
Features	Common Grounds/Area, Clubhouse, Community Mailbox, Internet Access, Lake, Playground, Park, Pool, Sport Court(s), Street Lights, Sidewalks, Trash Pickup Door to Door, Trails/Paths, Curbs
Parking	Attached, Door-Multi, Driveway, Garage Faces Front, Garage, Inside Entrance, Kitchen Level
# of Garages	3
Garages	Garage Door Opener
View	Park/Greenbelt, Garden, Trees/Woods
Waterfront	None

Interior

Interior	Laminate, Tile, Wood
Appliances	Built-In Oven, Cooktop, Double Oven, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Self Cleaning Oven, Vented Exhaust Fan
Heating	Central, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Gas Log
# of Stories	2
Stories	Two

Exterior

Exterior Features	Gas Grill, Private Yard, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Drip Irrigation/Bubblers, Front Yard, Garden, Backs to Greenbelt/Park, Sprinklers In Rear, Sprinklers In Front, Landscaped, Native Plants, Many Trees, Sprinklers Automatic, Trees Large Size, Trees Medium Size
Windows	Blinds, Double Pane Windows, Insulated Windows, Low Emissivity Windows, Plantation Shutters, Window Treatments
Roof	Composition
Construction	Masonry
Foundation	Slab

School Information

District	Austin ISD
Elementary	Baldwin

Middle
High

Gorzycki
Bowie