

**126 West 40th Place**  
Cut Off, LA 70345



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**MLS# 2026004848**



**\$535,000**

**3 Bedrooms | 2 Bathrooms | 2,176 Sqft**

Welcome to this stunning 3-bedroom, 2.5 bath home located in the highly desirable Acadian Place subdivision in Cut Off. This beautifully designed property features impressive 11-foot tray ceilings in several rooms and 9-foot ceilings throughout the rest of the home, creating a spacious and inviting atmosphere. The home showcases a blend of classic and modern finishes including brick flooring in the kitchen, foyer and hallway, engineered hard wood flooring and plush carpet in all three bedrooms. Gorgeous crown molding throughout adds a touch of elegance to every room. The kitchen is a standout with concrete countertops, a farmhouse-style sink, and custom-built cabinetry, offering both style and functionality. The living room features a natural gas fireplace and two sets of French doors that open to a charming courtyard, perfect for relaxing or entertaining. The primary suite is a private retreat, featuring an en-suite bathroom with a separate jetted tub and walk-in-shower. This home also has workable hurricane shutters and is packed with upgrades and peace-of-mind features including a 25KW whole-house generator, Aroma360 whole-home scent system, two newly installed AC units, new roof, and new ductwork, along with solid 2x6 sheathing walls for added durability and efficiency. The separate rec/bonus room offers incredible



**Melissa Killian**

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**KELLER WILLIAMS REALTY BAYOU P**

For full listing details, please scan:

