

776 Acadia Drive SE  
Calgary, Alberta

MLS # A2188175



## \$845,000

<b>Division:</b>	Maple Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,238 sq.ft.	<b>Age:</b>	1967 (58 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Laminate Counters, Open Floorplan, Storage, Vinyl Windows, Wet Bar		

**Inclusions:** N/A

Welcome home to this stunning, renovated, with high end finishes. From the minute you walk in, you will fall in love. Overlooking a park, walk in to a spacious living room with massive, picturesque windows overlooking the manicured front yard allowing for tons of natural light to come in, making the space very bright and inviting along with a cozy marble faced gas fireplace. The dining area features ample room for a large table and good sight lines into the kitchen space. Walk into the kitchen featuring laminate counter tops, stainless steel appliances, and full height shaker style cabinetry. The kitchen also includes an island/ breakfast bar with plenty of drawers and additional cabinet space. Down the hall you are greeted by a large master bedroom with bright windows and a 2 piece ensuite. The second and third bedrooms are a good size and both feature large windows and a deep closets. The 4-piece updated bathroom includes a shower surround, laminate counters and dual flush toilet. The lower level includes an enormous family room with oversized basement windows and a remarkable stone faced gas fireplace with wooden mantle, a kitchenette with sink and tile backsplash. The 4th large bedroom with bright windows and plenty of closet space and a completely renovated 4-piece bath with tile surround, and dual flush toilet. Separate den/ flex area could be used for an additional bedroom. Laundry/ Utility room has front load washer and dryer and plenty of storage space as well as a large crawl space under stairs great for additional storage. Massive oversized double attached garage with ample street parking. Serene, private park, directly across the street. Enjoy your private backyard patio, a fully fenced backyard complete with a storage shed. This turn-key home is completely renovated from top to bottom. Double Eco Shield Plygem windows, new paint, renovated kitchen and

baths&hellip; A definite must see within walking distance to schools, several parks plus mere minutes to Willow Park Golf and Country Club, Southcentre Mall, Willow Park Shopping Village, The Trico Centre, Fish Creek Park and easy access to major thoroughfares for a quick and easy commute. Don&rsquo;t wait, book your showing today!