



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

776 Acadia Drive SE
Calgary, Alberta

MLS # A2232746



\$775,000

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

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

Inclusions: N/A

Welcome Home! This beautifully renovated, turn-key home is packed with high-end finishes and sits directly across from a serene park. From the moment you step inside, you'll fall in love with the spacious living room featuring massive picture windows, a manicured front yard view, and a cozy marble-faced gas fireplace that fills the space with natural light and warmth. The open dining area offers great sight lines into the updated kitchen, complete with stainless steel appliances, full-height shaker-style cabinets, laminate countertops, and an island with breakfast bar and extra storage. Down the hall, the primary bedroom features bright windows and a private 2-piece ensuite. Two additional generously sized bedrooms offer deep closets and large windows. The main 4-piece bathroom has been refreshed with a modern shower/tub surround, laminate countertops, and a dual-flush toilet. The fully finished lower level boasts an expansive family room with oversized windows and a beautiful stone-faced gas fireplace with a wood mantle. A convenient kitchenette with tile backsplash and sink adds flexibility, along with a large fourth bedroom and a completely renovated 4-piece bathroom. A separate den or flex area offers the option of a fifth bedroom or a great home office. The laundry/utility room includes front-load appliances, ample storage, and a crawl space for additional organization. Enjoy the oversized double attached garage, plenty of street parking, and a private backyard oasis featuring a patio, full fencing, and a storage shed. Recent updates include double Eco Shield Plygem windows, a fully renovated kitchen and bathrooms, and fresh paint throughout. All of this is just steps to schools, parks, Willow Park Golf & Country Club, Southcentre Mall, Trico Centre, Fish Creek Park, and major roadways for an easy commute. This move-in-ready gem truly has it

all—schedule your showing today!