



GRASSROOTS
REALTY GROUP

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217 Acacia Drive SE
Airdrie, Alberta

MLS # A2242641



\$574,900

Division:	Airdrie Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,051 sq.ft.	Age:	1978 (47 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Faces Rd		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Irregular Lot, Low		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Pantry, Recessed Lighting, Track Lighting, Walk-In Closet(s)		

Inclusions: 2nd dishwasher, 2nd dryer, 2nd microwave hood fan, 2nd refrigerator, 2nd washer

This updated bungalow offers a blend of modern convenience and flexible living. Upstairs, you'll find three spacious bedrooms, an updated kitchen with newer appliances, newer vinyl flooring, and main floor laundry for easy day-to-day living. The lower level is designed for versatility, featuring two separate areas: one a full one-bedroom unit with its own kitchen area (fridge, dishwasher and microwave), living, laundry, and storage, and the other a studio-style suite with a Murphy bed and its own amenities including full bathroom and laundry. This setup is perfect for multi-generational living or rental income. Both lower areas have lots of pot lights, large windows, and newer floor and paint. Outside, you have a large R2-zoned lot with room for future development like a carriage suite above the oversized heated garage, plus RV parking and a private deck with a gas line for the BBQ and outdoor entertaining. The location is a standout: you're within walking distance to downtown, close to all levels of schools, and transit, making it easy to get around even if you rely on just one car or none at all. Overall, it's a home that offers both a comfortable main residence and plenty of options or flexible living arrangements for all kinds of families, all in a super convenient location. Book your showing today!