



GRASSROOTS
REALTY GROUP

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236 Acacia Drive SE
Airdrie, Alberta

MLS # A2266573



\$488,000

Division:	Airdrie Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,354 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Native		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Hoodfan, Vacuflo and Attachments (as-is), Chiminea in Backyard, Garage Door Opener and 2 Remotes, office shelving that is attached

****OPEN HOUSE - SUNDAY, Nov. 2 from 1-3PM**** This one has that perfect Airdrie charm. A roomy two-storey on a mature lot in Airdrie Meadows, right across from the Muriel Clayton Middle School ball diamonds, you might even scout the next Blue Jay… Don’t worry, it’s far enough from the school chaos to keep things peaceful. Living Downtown Airdrie means being close to Shopping, Nose Creek Park and the stunning new Library. Inside, you’ll find 1,710 square feet of comfortable living space. The main floor has a bright and sunny living room, a cozy eat-in kitchen, a half bath, and not one but two extra entrances, handy for busy families or guests coming and going. Upstairs are three bedrooms, including a primary suite with a walkthrough closet leading to its own half bath, plus a fully renovated main bathroom including Luxury Vinyl Tile and Granite Counters. The basement has a true vintage feel - think classic ‘70s rumpus room with a beautiful brick fireplace, perfect for game nights or movie marathons. You’ll also find laundry, a den, and plenty of storage space down there. Outside, the large, mature yard with gorgeous landscaping and double detached garage add both space and privacy — the kind of property that’s getting harder to find in Airdrie. Other features include: Double Wide Extended Parking Pad out front, Shingles (2015), Hot Water Tank (2022), New Deck (2022), New Fence (2024), Double Car Heated Garage (2014)