



**GRASSROOTS**  
REALTY GROUP

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**1447 Acadia Drive SE**  
**Calgary, Alberta**

**MLS # A2275400**



**\$899,900**

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,860 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Many Trees, Rectangular Lot, Tre		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Open Floorplan, Sauna, Storage, Walk-In Closet(s)		

**Inclusions:** Hot tub (as-is), Sauna

Perfectly positioned in one of Calgary's most established and family-friendly communities, this home offers the best of both worlds: a 5-minute walk south to Fish Creek Park for endless trails and natural beauty, or a 5-minute walk north to your private community lake for swimming, skating, and unforgettable summer days. Some of Calgary's top-rated schools are within walking distance, making this an ideal setting for children to grow, learn, and build lifelong friendships—both in the classroom and at the lake. Built in 1976 by Keith Built, this solid 2-storey split is a true testament to quality construction. Offering 5 bedrooms, the home has benefited from numerous thoughtful updates over the years, making it comfortable and move-in ready today while still presenting excellent upside for future renovations should you wish to add your own vision. Major mechanicals are already taken care of, including an updated roof, furnaces, and water heaters, ensuring peace of mind and minimal maintenance for years to come. The nearly 9,000 sq. ft. rectangular lot is a standout feature—beautifully landscaped and framed by mature trees that provide privacy, shade, and a sense of permanence rarely found in newer communities. The backyard is a true personal retreat, featuring a large deck, sauna, and hot tub, creating the perfect space to relax or entertain year-round. This is more than a house—it's a long-term home in a neighbourhood that families love, grow into, and rarely leave.