



**404 Acacia Drive SE**  
**Airdrie, Alberta**

**MLS # A2280365**



**\$499,900**

<b>Division:</b>	Airdrie Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,005 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Wall Furnace

**Floors:** Laminate

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Granite Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-1

**Utilities:** -

**Inclusions:** none

Renovated Home with Flexible Living Space, Extensive Parking & Oversized Heated Garage This renovated property presents a versatile opportunity for buyers seeking flexibility, functionality, and long-term value. Recent upgrades include laminate flooring and updated appliances, creating comfortable and practical living spaces throughout the home. A standout feature is the oversized heated garage, capable of accommodating up to three vehicles, along with abundant on-site and street parking—ideal for households with multiple vehicles, hobbies, or guests. A wood-burning fireplace adds warmth and character, a feature that is increasingly rare and no longer commonly approved in newer construction. The fully developed lower level offers flexible use options such as extended family living, home office space, or recreation areas, while the upper level provides a bright and functional main living area. Conveniently located w/ to playgrounds and schools, including Muriel Clayton Middle School (Across the street) and Atlas Learning Academy (K&ndash;6). Close to everyday amenities such as London Drugs, the public library, Starbucks, and Staples. A value-focused property offering flexible living space, extensive parking, and a desirable location—well suited for buyers looking for functionality and long-term potential.