



**205 Acacia Drive SE  
Airdrie, Alberta**

**MLS # A2282191**



**\$485,000**

<b>Division:</b>	Airdrie Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,343 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear, Insulated, Over		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Gazebo, Lawn, Low Maintenance Landscape, Rectan		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** Gazebo, Kitchen Wall Shelves. Note Garage Heater sold AS-IS (never used)

Meet "AVERY" — a stylish two-storey located on a quiet, tree-lined street in Airdrie Meadows. Step inside to a spacious and inviting floor plan, where large windows throughout allow an abundance of natural light to fill the home. The updated kitchen features beautiful blue cabinetry and newer appliances, while the dining area seamlessly connects the kitchen and living room — perfect for everyday living and entertaining. A side-entry mudroom and convenient main-floor half bath add functionality, and newer windows throughout enhance comfort and efficiency. Upstairs, you'll find three generously sized bedrooms, including an impressive primary suite complete with a walk-through closet and a recently updated 2-piece ENSUITE. The main bathroom offers a tub/shower combination and ample storage. Outside, enjoy a large, fully fenced yard with south and west exposure, a deck with gazebo, and an OVERSIZED DOUBLE DETACHED GARAGE that is insulated (heater not used and sold as-is). A rear gate provides additional access and offers potential RV parking. The basement includes a large recreation room, laundry area, and a fourth bedroom (note: partially finished and window does not meet current egress requirements). Centrally located near shopping, transit, parks, and playgrounds, and just steps from Muriel Clayton Middle School, this move-in ready home offers excellent value in an established community. Book your showing today.