



812 Acadia Drive SE
Calgary, Alberta

MLS # A2291902



\$850,000

Division:	Maple Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,400 sq.ft.	Age:	1967 (59 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s)		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Walk-In Closet(s), Wet Bar		

Inclusions: Wood Benches & Table in Backyard, Garage Cabinets (attached)

5 BEDROOMS | 3 1/2 BATHROOMS | BUNGALOW | OVER 2,600 SQFT OF LIVING SPACE | FULLY DEVELOPED BASEMENT | DOUBLE DETACHED GARAGE | CORNER LOT | Welcome to this gorgeous bungalow in the desirable Maple Ridge community, offering over 2,500 sqft of beautifully finished living space with 5 bedrooms and 3.5 bathrooms. Situated on a corner lot and close to parks, golf courses, and amenities, this home combines modern upgrades with a spacious and functional layout perfect for a growing family. As you enter the home, a bright and inviting living room welcomes you into the open layout. The living room features a large west facing window that fills the space with natural light and a feature wall with built-in shelving and an electric fireplace. The adjoining dining area flows seamlessly into the open and spacious kitchen, which features quartz countertops, white cabinetry, premium stainless steel appliances, a built-in microwave and oven, and a generous island with seating, making it ideal for preparing meals while entertaining guests. Engineered hardwood flooring runs throughout the main floor, enhancing the modern feel of the home. The main level features a spacious relaxing primary retreat with a walk-in closet and a 4-piece ensuite. The second and third bedrooms feature large closets and share a convenient three-piece Jack-and-Jill bathroom accessible from both rooms. Completing the well-designed main floor layout is a powder room just off the main living area. The fully finished basement adds even more versatile living space with vinyl flooring throughout, two additional large bedrooms, a full bathroom, a spacious recreation room perfect for movie nights or family gatherings, a wet bar with wine fridge, and a dedicated laundry room. Additional upgrades include central air conditioning (2022), hot water tank (2022), roof (2022)

