



249 Acadia Drive SE
Calgary, Alberta

MLS # A2149197



\$749,900

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,021 sq.ft.	Age:	1961 (63 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot, Low Maintenance Landscape, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Storage Shed, Chest freezer in the basement.

A lovely front veranda welcomes you to this wonderful updated home in the desirable community of Acadia. This home features central air condition and offers an open floor plan with laminate flooring throughout. The living room features a large window to allow in plenty of natural light and an adjacent dining area. The spacious kitchen features a timeless white cabinets and a bay window looking into a south facing backyard. The primary bedroom offers patio doors leading to a deck, great to enjoy your morning coffee. Two additional bedrooms and a full bathroom complete this level. The basement features vinyl plank throughout, a large family room with a dry bar, a large bedroom, a full bathroom, storage room, laundry room with a sink and a mechanical room. A large south facing backyard is fenced and offers a heated double car garage. This home is conveniently close to shopping centres including Deerfoot Meadows with Costco, Ikea, and many other shops and restaurants and The Fairmount Place Shopping Centre where the Italian Centre is located. Acadia offers access to many public, separate, chartered and private schools, daycares, an indoor tennis centre, and the Acadia recreation complex.