



GRASSROOTS
REALTY GROUP

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**618 Prospect Avenue
Acme, Alberta**

MLS # A2186589



\$445,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,058 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Parking Pad, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, No Neigh		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Storage		

Inclusions: 10' X 10' GARDEN SHED

20K PRICE IMPROVEMENT !! This beautifully designed, fully finished bi-level home is situated on a spacious 50'x150' lot in the peaceful yet growing Village of Acme. Thoughtfully crafted with quality, functionality, and affordability in mind, this 4-bedroom, 2-bathroom home is perfect for modern family living. The bright and open main floor offers a seamless flow between the kitchen, dining, and living areas—ideal for spending quality time together. The kitchen features a large island, sleek stainless steel appliances (fridge, stove, dishwasher, and microwave with built-in range hood), and plenty of workspace for family meals. Three generously sized bedrooms and a stylish 4-piece bathroom complete this level. Downstairs, the walkout lower level is filled with natural light and includes a versatile flex space for a home office, playroom, or hobby area, as well as a fourth bedroom, a second modern 4-piece bathroom, and a cozy rec room where the whole family can gather. Step outside to your expansive backyard, which backs onto the school's walking track—offering the ultimate convenience for families with school-aged children. Enjoy the added bonus of a large 24x24 gravel parking pad, a 10x10 garden shed, a partially (mostly) fenced yard, new stainless steel kitchen appliances and front yard sod completion—all rare perks in a new build! Acme is a growing, family-friendly community with a new school under construction and plenty of recreational amenities, including a golf course, outdoor pool, ball diamonds, soccer fields, playgrounds, curling club, and campground. For those commuting to Airdrie or Calgary, enjoy a stress-free drive on quiet, paved country roads—perfect for buyers who value affordability and a slower pace of life. Don't miss your chance to own this affordable, move-in ready home in a vibrant yet peaceful

community. Book your viewing today and start your new chapter in Acme!