



**GRASSROOTS**  
REALTY GROUP

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**776 Acadia Drive SE**  
**Calgary, Alberta**

**MLS # A2203725**



**\$845,000**

<b>Division:</b>	Maple Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,238 sq.ft.	<b>Age:</b>	1967 (58 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Laminate Counters, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		

**Inclusions:** N/A

Welcome home to this beautifully renovated property with high-end finishes. As you enter, you'll be greeted by a spacious living room with large windows that overlook a manicured front yard, providing plenty of natural light and a cozy marble-faced gas fireplace. The dining area offers ample space for a large table and flows into the kitchen, which features laminate countertops, stainless steel appliances, full-height shaker cabinetry, and an island/breakfast bar with additional storage. The main floor also includes a large master bedroom with bright windows and a 2-piece ensuite. Two additional good-sized bedrooms with large windows and deep closets, along with a 4-piece updated bathroom complete this level. The lower level boasts an expansive family room with oversized windows and a stone-faced gas fireplace. It also features a kitchenette, a large 4th bedroom, a renovated 4-piece bath, and a den/flex area that could serve as an additional bedroom. The laundry/utility room includes front-load washer and dryer, along with plenty of storage and a crawl space for even more. Outside, you'll find a massive double attached garage, plenty of street parking, and a private backyard patio with a fully fenced yard and storage shed. This home has been fully renovated with new paint, Eco Shield Plygem windows, updated kitchen and bathrooms, and more. Located within walking distance to schools, parks, and just minutes from Willow Park Golf and Country Club, Southcentre Mall, and easy access to major roads. Don't miss out&mdash;book your showing today!\*\*OPEN HOUSE SAT APRIL 19TH 10AM TO NOON, SUNDAY APR 20TH FROM NOON TO 1PM \*\*\*\*