



**GRASSROOTS**  
REALTY GROUP

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**284 Acadia Drive SE**  
**Calgary, Alberta**

**MLS # A2213074**



**\$689,900**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	973 sq.ft.	<b>Age:</b>	1961 (64 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	H-GO
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Dry Bar, Granite Counters, Kitchen Island, Open Floorplan		

**Inclusions:** N/A

Welcome to this charming 4-bedroom, 2-bathroom bungalow nestled in the heart of Acadia—an ideal blend of comfort, functionality, and location. As you step inside, you're greeted by a bright and open-concept living space that seamlessly connects the living room, dining area, and kitchen—perfect for both everyday living and entertaining guests. Large windows fill the main floor with natural light, creating a warm and inviting atmosphere throughout. Down the hallway, you'll find a spacious 4-piece bathroom, the primary bedroom, and two additional bedrooms, offering plenty of space for family, guests, or a home office. The fully finished basement expands your living area with a massive rec room—a great space for movie nights, games etc. You'll also find a 3-piece bathroom, a fourth bedroom, a den, and a large storage room, providing excellent flexibility for your lifestyle needs. Step outside to a generous backyard oasis featuring a wooden deck, a patio area (with easy potential for RV parking), and an oversized double detached garage. Mature trees and green space offer privacy and a tranquil outdoor setting you'll love coming home to. Located just minutes from schools, parks, public transit, shopping, tennis courts, rec centres, and major roadways, this home offers incredible convenience in a family-friendly neighborhood. Don't miss your opportunity to live in one of SE Calgary's most desirable communities—book your showing today!