



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

284 Acadia Drive SE
Calgary, Alberta

MLS # A2213074



\$635,000

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

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	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!