

**249 Acadia Drive SE**  
**Calgary, Alberta**

**MLS # A2234776**



**\$679,999**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,049 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>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Few Trees, Garden, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	H-GO
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Kitchen Island		

**Inclusions:** Storage Shed

Location Location Location! This proud property has been lovingly maintained both inside and out, and features updates that will save its new owner in maintenance costs in the years to come. Featuring 4 total bedrooms, 2 updated bathrooms, a fully finished basement with rear entry, this home offers plenty of space and versatility. From the clean and charming curb appeal to the expansive veranda, entering this home is a delight. Stepping inside you will notice the bright and open feel with natural sunlight filtering through from the south facing yard. The kitchen is a great place to prepare meals thanks to the bay window overlooking the gorgeous backyard, the timeless white cabinets and notable is the brand new dishwasher just installed. This main floor offers a pantry, dining area, a good sized living room, an updated bathroom, and 3 bedrooms where the primary has a patio door leading to the back deck. Downstairs was completely renovated to the studs in 2022 (with permits) and features a high efficiency furnace with new duct work installed at time of renovation. This lower level is bright throughout and offers a large family room, a gorgeous modern bathroom, a large bedroom, and a dedicated laundry room. Out back you will come to love and enjoy the meticulously maintained yard providing a great place to spend your spring and summer months along with the warm days in the fall. The double detached heated garage is perfect for storing your vehicles while the shed keeps the lawnmower and bikes safe from the elements. This home features Central Air conditioning, and is close walking distance to all levels of schooling, shopping, transit, and major roads. The good homes in Acadia don't last long on the market and this one will be no exception. Book a private tour with your favorite Realtor and see if this home is right for you.