



## 249 Acadia Drive Calgary Alberta

\$749,900

A lovely front veranda welcomes you to this wonderful updated home in the desirable community of Acadia. This home features central air condition and offers an open floor plan with laminate flooring throughout. The living room features a large window to allow in plenty of natural light and an adjacent dining area. The spacious kitchen features a timeless white cabinets and a bay window looking into a south facing backyard. The primary bedroom offers patio doors leading to a deck, great to enjoy your morning coffee. Two additional bedrooms and a full bathroom complete this level. The basement features vinyl plank throughout, a large family room with a dry bar, a large bedroom, a full bathroom, storage room, laundry room with a sink and a mechanical room. A large south facing backyard is fenced and offers a heated double car garage. This home is conveniently close to shopping centres including Deerfoot Meadows with Costco, Ikea, and many other shops and restaurants and The Fairmount Place Shopping Centre where the Italian Centre is located. Acadia offers access to many public, separate, chartered and private schools, daycares, an indoor tennis centre, and the Acadia recreation complex. (id:6769)

Bedroom 9.75 Ft x 12.67 Ft  
3pc Bathroom 5.00 Ft x 8.75 Ft  
Recreational, Games room 25.33 Ft x 13.58 Ft  
Storage 5.08 Ft x 7.50 Ft  
Furnace 6.00 Ft x 5.00 Ft  
Other 3.92 Ft x 8.17 Ft  
Living room 13.75 Ft x 13.08 Ft

Kitchen 12.33 Ft x 13.00 Ft  
Dining room 9.83 Ft x 9.17 Ft  
4pc Bathroom 5.00 Ft x 8.67 Ft  
Primary Bedroom 12.00 Ft x 10.00 Ft  
Bedroom 8.33 Ft x 11.17 Ft  
Bedroom 11.08 Ft x 7.42 Ft  
Laundry room 7.67 Ft x 8.25 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Complete Realty

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd., Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net