



## 1055 Acadia Drive Calgary Alberta

\$725,000

Here's your chance to own in sought-after Lake Bonavista! This well-kept home combines thoughtful updates with great potential, all in a prime location just steps from the lake, schools, parks, and amenities. The open-concept main floor is bright and welcoming, featuring large updated windows, custom kitchen cabinetry, granite countertops, and hardwood floors throughout. A cozy wood-burning fireplace completes the space. The lower level offers a separate entry, kitchen, a 5-piece bathroom with steam shower, fireplace, and a huge rec/family room. A spacious covered rear patio provides a private, shaded area perfect for summer barbecues, casual dining, or simply relaxing outdoors rain or shine. The roof shingles were replaced in 2019, there is central A/C, a heated oversized garage with a toilet, and 220 power + a heated greenhouse that provides four-season gardening or flexible hobby space. Walk to the lake, multiple schools, parks, playgrounds, groceries, restaurants, and just minutes to major traffic routes, Southcentre Mall, and the LRT. Call today to book your showing! (id:6769)

Family room 14.92 Ft x 14.42 Ft

Recreational, Games room 14.83 Ft x 14.42 Ft

5pc Bathroom 13.08 Ft x 12.33 Ft

Laundry room 9.00 Ft x 4.75 Ft

Living room 18.75 Ft x 14.17 Ft

Kitchen 12.83 Ft x 12.00 Ft

Dining room 9.50 Ft x 9.00 Ft

Primary Bedroom 12.75 Ft x 11.33 Ft

4pc Bathroom 7.17 Ft x 4.33 Ft

Bedroom 10.58 Ft x 9.92 Ft

Bedroom 10.58 Ft x 8.08 Ft

3pc Bathroom 7.83 Ft x 7.25 Ft

Listing Presented By:



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