



216 Lake Acadia Green Calgary Alberta

\$825,000

AMAZING LOCATION - situated directly across from a lush greenspace. Enjoy the serene and private setting from the charming front garden, filled with hostas, perennials & fruit trees. Perfectly located for families, this home is just a short walk from Andrew Sibbald Elementary School and steps from the south lake entrance--an absolute dream location! Lovingly cared for by the same owners for over 27 years, this spacious 1,197 sqft bi-level is filled with thoughtful upgrades. Hardwood flooring runs throughout all main living areas, both upstairs and down. The upgraded kitchen features custom hickory cabinetry extending to the ceiling, quartz countertops, stainless steel appliances, and a matching built-in hickory hutch in the dining room for added functionality. A three-sided fireplace adds warmth and ambiance to the living spaces, while a creative built-in over the bi-level entrance provides a perfect spot for a TV, plants, or art display. SUN TUNNELS in the main living areas & bathroom bring in lots of natural light. The primary bedroom features a coveted 3-piece ensuite, while additional bedrooms are generously sized. The lower level benefits from the larger windows characteristic of bi-level homes, creating a bright and welcoming space. A generous family/games room, bar area, 3-piece bathroom, and two additional bedrooms complete the lower level. West facing backyard is designed for relaxation & enjoyment year-round. The upper deck features a covered awning and gas line for your BBQ, while the lower deck boasts a gazebo and a hot tub (both included), complete with panels for year-round comfort. The beautifully landscaped yard includes a built-in fireplace, exquisite gardens, and ample storage under the deck--including dry storage on the north end. Just wait until summer to see everything in full bloom! Energy efficient SOLAR PANELS installed less than 2 years ago...

Recreational, Games room 15.25 Ft x 24.75 Ft

3pc Bathroom 7.33 Ft x 6.00 Ft

Bedroom 18.08 Ft x 11.58 Ft

Bedroom 8.75 Ft x 10.17 Ft

Living room 16.17 Ft x 14.67 Ft

Kitchen 14.08 Ft x 11.17 Ft

Dining room 8.50 Ft x 11.50 Ft

Primary Bedroom 11.42 Ft x 11.17 Ft

3pc Bathroom 7.00 Ft x 3.83 Ft

Bedroom 9.67 Ft x 13.17 Ft

Bedroom 9.00 Ft x 13.17 Ft

4pc Bathroom 7.00 Ft x 6.75 Ft

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