



## 268 Acadia Drive Calgary Alberta

\$529,900

ABSOLUTELY THE BEST PRICED AND BEST VALUE HOME YOU WILL FIND IN ACADIA!! This roomy bungalow is a phenomenal opportunity. It has an EXTREMELY RARE FRONT DRIVE with carport and huge concrete pad extension PLUS rear lane access - plus room for an additional garage in the back! Three bedrooms upstairs, a huge living / dining area, and space for a large island with eating bar makes this house a perfect candidate for a family living or for those who love entertaining. Looking for your perfect family home? The upstairs can be MOVED INTO NOW with some minor tweaks and the basement is ready to make your own with ample room for a games room plus three extra bedrooms. The original basement development and bathroom were removed to make into a more modern layout - but since the owner now works out of town and doesn't have the time, they decided to leave it "ready to go" so YOU can make the lower level exactly how you want it! Want a revenue-generator? The entry door from the carport is ideally positioned for a potential three bedroom basement suite. IT'S READY FOR WHATEVER YOU WANT! THE CARPORT IS AWESOME! IT CAN EASILY BE ENCLOSED INTO A ROOMY GARAGE - and even a PULL THROUGH garage! The front wall of the home is ideal for putting sliders out to a future south-facing deck - and the roofline is perfect for potentially COVERING THE DECK. Everything you need is here - the newer 100 amp electrical panel has lots of room for anything you could want, most windows have been replaced with more energy efficient double-pane vinyl windows, the furnace has been upgraded to high efficiency, there's a jetted tub, the basement has a previous bathroom ready to go, and the hot water tank is almost BRAND NEW! If you're looking for a place to make your own - THIS IS IT! Why pay retail when renovated homes like this easily sell for OVER \$200,000 MORE - and those homes don't have FR...

Living room 19.58 Ft x 11.92 Ft

Dining room 8.92 Ft x 9.67 Ft

Kitchen 10.25 Ft x 8.75 Ft

Bedroom 11.92 Ft x 8.33 Ft

4pc Bathroom 4.92 Ft x 8.50 Ft

Primary Bedroom 11.00 Ft x 9.92 Ft

Bedroom 8.75 Ft x 11.08 Ft

Other 3.75 Ft x 3.17 Ft

Listing Presented By:



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CIR Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca