



## 284 Acadia Drive Calgary Alberta

\$668,000

Welcome to this charming 4-bedroom, 2-bathroom bungalow nestled in the heart of Acadia—an ideal blend of comfort, functionality, and location. As you step inside, you're greeted by a bright and open-concept living space that seamlessly connects the living room, dining area, and kitchen—perfect for both everyday living and entertaining guests. Large windows fill the main floor with natural light, creating a warm and inviting atmosphere throughout. Down the hallway, you'll find a spacious 4-piece bathroom, the primary bedroom, and two additional bedrooms, offering plenty of space for family, guests, or a home office. The fully finished basement expands your living area with a massive rec room—a great space for movie nights, games etc. You'll also find a 3-piece bathroom, a fourth bedroom, a den, and a large storage room, providing excellent flexibility for your lifestyle needs. Step outside to a generous backyard oasis featuring a wooden deck, a patio area (with easy potential for RV parking), and an oversized double detached garage. Mature trees and green space offer privacy and a tranquil outdoor setting you'll love coming home to. Located just minutes from schools, parks, public transit, shopping, tennis courts, rec centres, and major roadways, this home offers incredible convenience in a family-friendly neighborhood. Don't miss your opportunity to live in one of SE Calgary's most desirable communities—book your showing today! (id:6769)

3pc Bathroom 11.00 Ft x 4.92 Ft

Bedroom 11.17 Ft x 10.00 Ft

Den 8.58 Ft x 9.83 Ft

Recreational, Games room 30.33 Ft x 14.00 Ft

Storage 11.17 Ft x 9.25 Ft

Furnace 11.17 Ft x 7.58 Ft

4pc Bathroom 9.92 Ft x 5.00 Ft

Bedroom 11.83 Ft x 8.08 Ft

Bedroom 11.75 Ft x 8.92 Ft

Kitchen 10.25 Ft x 15.17 Ft

Living room 13.00 Ft x 8.00 Ft

Primary Bedroom 10.00 Ft x 12.75 Ft

Listing Presented By:



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