



# 363 Acadia Drive Calgary Alberta

\$899,900

**\*\* Open House Cancelled\*\*** Discover this beautifully reimagined bungalow in the sought-after community of Acadia! A perfect blend of style and functionality, this home features a fully legal 2-bedroom, 2-bathroom basement suite—a fantastic mortgage helper or investment opportunity. The highlight for car enthusiasts and handy individuals is the oversized, triple-car garage. Boasting epoxy floors, heating, and two oversized garage doors, two man doors, high ceiling for potential vehicle hoist, and the space is versatile for additional rental income or storage. It's an ideal setup whether you're looking to separate the garage into two units or simply enjoy the ample space for your vehicles, tools, and more. Step inside the open-concept main floor to find a cozy fireplace, a large kitchen island with extra storage, and plenty of room for entertaining. The main level features 3 spacious bedrooms, including a primary suite with a luxurious 5-piece ensuite and walk-in closet with custom built-ins. Upgrades include a brand new rubber roof installed in 2016, with an impressive 50-year lifespan, ensuring peace of mind for years to come. Downstairs you will find a fully separate unit with a full kitchen, separate laundry, and separate thermostats. The basement suite is 2 bedrooms both with walk in closets, 2 full bathrooms and heated tile floors, The south-facing backyard is perfect for enjoying sunny days on the large patio, and the space is roughed-in for a future hot tub, outdoor kitchen and outdoor fire pit. Plus, there's room for RV parking. This home is ideally located near schools, shopping, the Acadia Tennis Club, and a golf course, making it an excellent choice for renters. The convenient access to major routes ensures a smooth commute anywhere in Calgary. Ask myself or your realtor for the rental income performance report and the extensive list of upgrades. (id:6769)

4pc Bathroom 9.92 Ft x 5.25 Ft  
 4pc Bathroom 6.08 Ft x 11.50 Ft  
 Bedroom 12.17 Ft x 13.00 Ft  
 Dining room .25 Ft x 9.50 Ft  
 Family room 8.50 Ft x 13.75 Ft  
 Kitchen 13.58 Ft x 9.58 Ft

3pc Bathroom 5.33 Ft x 7.67 Ft  
 5pc Bathroom 13.33 Ft x 9.92 Ft  
 Bedroom 11.67 Ft x 10.25 Ft  
 Bedroom 11.67 Ft x 11.42 Ft  
 Dining room 8.42 Ft x 9.00 Ft  
 Foyer 6.33 Ft x 8.08 Ft

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Listing Presented By:



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 Century 21 Bravo Realty



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**Storage** 5.33 Ft x 3.92 Ft

**Furnace** 13.25 Ft x 10.00 Ft

**Other** 5.92 Ft x 11.42 Ft

**Other** 5.33 Ft x 8.42 Ft

**Kitchen** 15.33 Ft x 12.92 Ft

**Primary Bedroom** 11.58 Ft x 18.33 Ft

**Other** 5.08 Ft x 14.25 Ft