

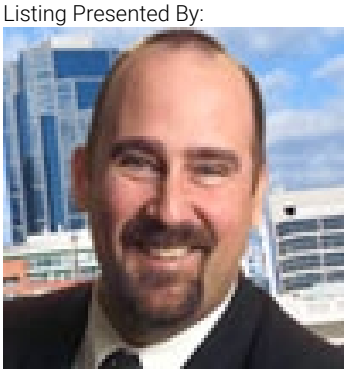
249 Acadia Drive Calgary Alberta

$639,900

Welcome to 249 Acadia Drive SE -- a beautifully maintained home situated on a desirable corner lot in one of Calgary's most established and family-friendly communities. With exceptional curb appeal, a brand-new front porch, and thoughtful updates throughout, this property offers comfort, functionality, and long-term value. Lovingly cared for both inside and out, this home features 4 bedrooms, 2 renovated bathrooms, and a fully finished basement with a separate rear entry, providing flexibility for families, guests, or future possibilities. From the moment you arrive, you'll appreciate the pride of ownership and the inviting charm of the expansive front veranda. Step inside to discover a bright and welcoming interior enhanced by durable luxury vinyl plank flooring throughout the main level and an abundance of natural light flowing in from the sunny south-facing backyard. The kitchen features white cabinetry, a pantry, a bay window overlooking the meticulously landscaped yard, and a new dishwasher. The main floor also offers a spacious dining area, comfortable living room, updated bathroom, and 3 bedrooms, including a primary bedroom with direct access to the rear deck. The basement was completely renovated to the studs in 2022 with permits and showcases extensive upgrades including a relocated high-efficiency furnace, all new ductwork, luxury vinyl plank flooring, a stunning modern bathroom, and a legal egress window in the large fourth bedroom. This lower level is bright, stylish, and thoughtfully designed with a spacious family room and dedicated laundry area. Outside, the beautifully maintained backyard creates the perfect setting to enjoy spring and summer evenings, while the gas line for the BBQ makes entertaining effortless. The double detached heated garage includes its own furnace, offering excellent year-round utility, while the shed also features a newer r...

3pc Bathroom 8.75 Ft x 5.00 Ft
Bedroom 12.75 Ft x 9.83 Ft
Laundry room 8.25 Ft x 7.50 Ft
Recreational, Games room 19.67 Ft x 25.33 Ft
Furnace 4.92 Ft x 6.25 Ft
4pc Bathroom 8.67 Ft x 5.00 Ft
Bedroom 7.58 Ft x 11.17 Ft
Bedroom 11.33 Ft x 8.33 Ft
Dining room 8.83 Ft x 11.75 Ft
Kitchen 12.58 Ft x 9.58 Ft
Living room 13.50 Ft x 17.92 Ft
Primary Bedroom 12.50 Ft x 12.17 Ft

Listing Presented By:



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