



THE
A-TEAM

**RE/MAX
FIRST**

249 ACADIA Drive, Calgary T2J 0A6

MLS® #: **A2149197**

Area: **Acadia**

Listing Date: **07/12/24**

List Price: **\$719,900**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1961**

Lot Information

Lot Sz Ar: **6,221 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Corner Lot,Low Maintenance Landscape,Irregular Lot**
Park Feat: **Double Garage Detached**

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Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Stucco,Wood Frame**
Flooring: **Ceramic Tile,Laminate,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**
Int Feat:
Utilities: **See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	3`11" x 8`2"	Living Room	Main	13`9" x 13`1"
Kitchen	Main	12`4" x 13`0"	Dining Room	Main	9`10" x 9`2"
4pc Bathroom	Main	5`0" x 8`8"	Bedroom - Primary	Main	12`0" x 10`0"
Bedroom	Main	8`4" x 11`2"	Bedroom	Main	11`1" x 7`5"
Laundry	Main	7`8" x 8`3"	Bedroom	Basement	9`9" x 12`8"
3pc Bathroom	Basement	5`0" x 8`9"	Game Room	Basement	25`4" x 13`7"
Storage	Basement	5`1" x 7`6"	Furnace/Utility Room	Basement	6`0" x 5`0"

Title:	Zoning:
Fee Simple	R-C1
Legal Desc:	2303ID

Remarks

Pub Rmks:	A lovely front veranda welcomes you to this wonderful updated home in the desirable community of Acadia. This home features central air condition and offers an open floor plan with laminate flooring throughout. The living room features a large window to allow in plenty of natural light and an adjacent dining area. The spacious kitchen features a timeless white cabinets and a bay window looking into a south facing backyard. The primary bedroom offers patio doors leading to a deck, great to enjoy your morning coffee. Two additional bedrooms and a full bathroom complete this level. The basement features vinyl plank throughout, a large family room with a dry bar, a large bedroom, a full bathroom, storage room, laundry room with a sink and a mechanical room. A large south facing backyard is fenced and offers a heated double car garage. This home is conveniently close to shopping centres including Deerfoot Meadows with Costco, Ikea, and many other shops and restaurants and The Fairmount Place Shopping Centre where the Italian Centre is located. Acadia offers access to many public, separate, chartered and private schools, daycares, an indoor tennis centre, and the Acadia recreation complex.
Inclusions:	Storage Shed, Chest freezer in the basement.
Property Listed By:	RE/MAX Complete Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123