



THE
A-TEAM

**RE/MAX
FIRST**

776 ACADIA Drive, Calgary T2J 0C5

MLS®#: **A2188175** Area: **Maple Ridge** Listing Date: **01/21/25** List Price: **\$845,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1967**

Lot Information

Lot Sz Ar: **8,201 sqft**
 Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached**

DOM

11
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle,Tar/Gravel**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard,Storage**

Construction: **Wood Siding**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Kitchen Island,Laminate Counters,Open Floorplan,Storage,Vinyl Windows,Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`0" x 11`8"	Dining Room	Main	12`4" x 8`3"
Living Room	Main	17`9" x 12`11"	Family Room	Basement	31`5" x 12`6"
Foyer	Main	12`0" x 5`4"	Furnace/Utility Room	Basement	12`2" x 8`5"
Kitchenette	Basement	7`9" x 6`5"	Bedroom - Primary	Main	12`7" x 11`3"
Bedroom	Main	12`4" x 8`6"	Bedroom	Main	10`5" x 8`10"
Bedroom	Basement	12`6" x 10`2"	Den	Basement	9`9" x 9`2"
2pc Ensuite bath	Main	5`0" x 4`4"	4pc Bathroom	Main	8`8" x 5`0"

4pc Bathroom

Basement

7`10" x 5`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-CG

4570JK

Remarks

Pub Rmks:

Welcome home to this stunning, renovated, with high end finishes. From the minute you walk in, you will fall in love. Overlooking a park, walk in to a spacious living room with massive, picturesque windows overlooking the manicured front yard allowing for tons of natural light to come in, making the space very bright and inviting along with a cozy marble faced gas fireplace. The dining area features ample room for a large table and good sight lines into the kitchen space. Walk into the kitchen featuring laminate counter tops, stainless steel appliances, and full height shaker style cabinetry. The kitchen also includes an island/ breakfast bar with plenty of drawers and additional cabinet space. Down the hall you are greeted by a large master bedroom with bright windows and a 2 piece ensuite. The second and third bedrooms are a good size and both feature large windows and a deep closets. The 4-piece updated bathroom includes a shower surround, laminate counters and dual flush toilet. The lower level includes an enormous family room with oversized basement windows and a remarkable stone faced gas fireplace with wooden mantle, a kitchenette with sink and tile backsplash. The 4th large bedroom with bright windows and plenty of closet space and a completely renovated 4-piece bath with tile surround, and dual flush toilet. Separate den/ flex area could be used for an additional bedroom. Laundry/ Utility room has front load washer and dryer and plenty of storage space as well as a large crawl space under stairs great for additional storage. Massive oversized double attached garage with ample street parking. Serene, private park, directly across the street. Enjoy your private backyard patio, a fully fenced backyard complete with a storage shed. This turn-key home is completely renovated from top to bottom. Double Eco Shield Plygem windows, new paint, renovated kitchen and baths... A definite must see within walking distance to schools, several parks plus mere minutes to Willow Park Golf and Country Club, Southcentre Mall, Willow Park Shopping Village, The Trico Centre, Fish Creek Park and easy access to major thoroughfares for a quick and easy commute. Don't wait, book your showing today!

Inclusions:

Property Listed By:

N/A

RE/MAX House of Real Estate

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









