



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**636 ACADIA Drive, Calgary T2J 0B8**

MLS®#: **A2195324**

Area: **Maple Ridge**

Listing Date: **02/21/25**

List Price: **\$695,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1966**

Finished Floor Area

Abv Sqft: **1,134**

Low Sqft:

Ttl Sqft: **1,134**

Lot Information

Lot Sz Ar: **8,438 sqft**

Lot Shape:

DOM

**1**

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **Bungalow**

Parking

Ttl Park: **5**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Fruit Trees/Shrub(s),Landscaped,Many Trees,Private,Wedge Shaped Lot**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**

Sewer:  
Ext Feat: **BBQ gas line,Garden,Private Entrance,Private Yard**

Construction: **Brick,Stucco**  
Flooring: **Carpet,Hardwood,Linoleum,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **Breakfast Bar,Closet Organizers,Laminate Counters,Open Floorplan,Recessed Lighting,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>20`5" x 10`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`4" x 13`1"</b>
<b>Laundry</b>	<b>Basement</b>	<b>9`4" x 8`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`0" x 10`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`4" x 7`9"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>11`0" x 10`10"</b>
<b>2pc Ensuite bath</b>	<b>Main</b>	<b>4`2" x 3`6"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>13`1" x 10`0"</b>
<b>Family Room</b>	<b>Basement</b>	<b>19`10" x 18`6"</b>
<b>Storage</b>	<b>Basement</b>	<b>14`7" x 7`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`7" x 10`2"</b>
<b>Hobby Room</b>	<b>Basement</b>	<b>14`6" x 11`4"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`6" x 5`0"</b>

Title:  
**Fee Simple**  
 Legal Desc:

Zoning:  
**R-C1**

**4022JK**

Remarks

Pub Rmks: **Discover an unparalleled gem nestled in the heart of Acadia! This stunning bungalow stands as a testament to unrivalled craftsmanship and uniqueness, redefining luxury living at its best. Set on a serene street enveloped by majestic Mature trees, and stunning landscaping. Completely renovated from the ground up, renos started in 2007. This home boasts an expansive finished living space spanning over 2200 sqft, designed for modern comfort and functionality. As you step inside, be captivated by the meticulous attention to detail and superior quality evident in every corner. The open-concept layout, enhanced by tall ceilings, showcasing immaculate finishes and thoughtful design throughout the home. The living room boast of a large bay window overlooking the tranquility and scenic front yard. The dining room has ample space for a large table and features floor to ceiling windows captivating the backyard oasis. Glass doors leading out to your 2-tiered deck and BBQ area complete with gas BBQ line. The kitchen exudes brilliance and functionality with pendant style lighting, full height shaker style cabinetry with glass display, full height tile backsplash, and a central island with breakfast bar. The main level encompasses a luxurious primary bedroom boasting a massive walk-in closet, and a two-piece ensuite. Beautiful, picturesque window drawing in that natural light. Two additional bedrooms both with large windows and deep closets. Fully renovated four-piece bathroom with deep, soaker tub, full shower surround with glass, sliding doors, dual flush toilet, and a free-standing pedestal sink. The lower-level surprises with an additional generously size hobby room with potential for a 4th bedroom, a spa inspired 4-piece bathroom boasting of a full height, tile shower with glass doors, deep, oval soaker tub with full height tile and a separate pedestal sink. The extensive family room features gorgeous, engineered hardwood flooring, recessed lighting, and wet bar. There is an additional storage room that could be used as a pantry/cold room. Large laundry area, complete with laundry sink and front load Samsung washer and dryer. Additional features abound, including an electric magnetic water softener, high efficiency furnace. Installed Dec 2017 with remaining transferable warranty, new roof on both the house & garage in Sept 2020, ample storage, meticulously landscaped lawn and garden show casing Linden trees, aspen trees, pear tree, spruce trees, sour cherry tree, cotoneaster hedge, and endless perennials. Escape into nature and enjoy the refurbished, two-tier deck overlooking your majestic garden and backyard oasis. Oversized, double drive-through, garage, with paved back-alley access and private driveway. This prime location is close to schools, golf courses, shopping, and transit, with South centre Mall and Deerfoot Meadows just minutes away. Don't miss your chance to call this extraordinary property home—schedule 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**











