

# \$845,000 - 776 Acadia Drive Se, Calgary

MLS® #A2203725

**\$845,000**

4 Bedroom, 3.00 Bathroom, 1,238 sqft

Residential on 0.19 Acres

Maple Ridge, Calgary, Alberta

Welcome home to this beautifully renovated property with high-end finishes. As you enter, you'll be greeted by a spacious living room with large windows that overlook a manicured front yard, providing plenty of natural light and a cozy marble-faced gas fireplace. The dining area offers ample space for a large table and flows into the kitchen, which features laminate countertops, stainless steel appliances, full-height shaker cabinetry, and an island/breakfast bar with additional storage. The main floor also includes a large master bedroom with bright windows and a 2-piece ensuite. Two additional good-sized bedrooms with large windows and deep closets, along with a 4-piece updated bathroom complete this level. The lower level boasts an expansive family room with oversized windows and a stone-faced gas fireplace. It also features a kitchenette, a large 4th bedroom, a renovated 4-piece bath, and a den/flex area that could serve as an additional bedroom. The laundry/utility room includes front-load washer and dryer, along with plenty of storage and a crawl space for even more. Outside, you'll find a massive double attached garage, plenty of street parking, and a private backyard patio with a fully fenced yard and storage shed. This home has been fully renovated with new paint, Eco Shield Plygem windows, updated kitchen and bathrooms, and more. Located within walking distance to schools, parks, and just minutes from Willow Park Golf and Country



Club, Southcentre Mall, and easy access to major roads. Don't miss out! book your showing today! \*\*OPEN HOUSE SAT APRIL 19TH 10AM TO NOON, SUNDAY APR 20TH FROM NOON TO 1PM \*\*\*\*

Built in 1967

### Essential Information

MLS® #	A2203725
Price	\$845,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,238
Acres	0.19
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	776 Acadia Drive Se
Subdivision	Maple Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0C5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Laminate Counters
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Appliances	Dishwasher, Refrigerator, Stove(s), Tankless Water Heater, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt, Tar/Gravel
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 27th, 2025
Days on Market	23
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
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