



367 Acadia Drive SE
Calgary, Alberta

MLS # A2307018



\$745,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,122 sq.ft.	Age:	1961 (65 yrs old)
Beds:	5	Baths:	2
Garage:	RV Access/Parking, Triple Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Many Trees, Paved, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Recessed Lighting, Soaking Tub, Wired for Sound		

Inclusions: Hot Tub, Steam Shower Generator, Sprinkler system, Shed, Basketball Hoop

WELCOME TO 367 ACADIA DR SEPRICE ADJUSTEDThoughtfully updated and move-in ready, this modernized bungalow in Acadia brings together 5 bedrooms, flexible living spaces and a sunny SW-facing backyard that enhances daily comfort and long-term versatility. Natural light pours through oversized bayed windows in the living room while pot lights extend usability into the evening, establishing a bright and welcoming environment for both quiet moments and lively gatherings. Seamless connection into the dining area encourages conversation and shared meals while built-in storage keeps essentials organized and within reach. Culinary routines unfold in a well-appointed kitchen where stainless steel appliances, maple cabinetry and a window above the sink combine with direct access to the back deck, allowing indoor and outdoor living to blend effortlessly. Productivity or creativity finds its place in a dedicated flex room featuring French doors that open to the rear patio, creating an inspiring setting for work, study or hobbies with easy outdoor access. Rest and recharge take shape across 3 bedrooms on the main level, positioned near a full 4-piece bathroom designed for everyday convenience. Entertainment continues downstairs where a spacious rec room with a built-in media area elevates movie nights and weekend downtime. Additional accommodation comes through 2 more bedrooms, including one with dual closets and a built-in desk, while a 3-piece bathroom with an oversized STEAM SHOWER adds comfort for guests or growing households. Outdoor living reaches new heights with a large covered deck, designed for barbecuing and relaxing in the sunshine with TREX TYPE decking surround the HOT -TUB complemented by a paver stone patio that sets the stage for casual basketball games or social gatherings. Evenings feel elevated

with a private hot tub that invites relaxation under the stars, all framed by mature landscaping that enhances privacy and enjoyment. Parking and storage demands are easily handled by a TRIPLE-CAR HEATED GARAGE, an RV parking pad and a paved back lane that improves accessibility year-round. Daily life benefits from a location within walking distance to schools, parks and the Acadia Recreation Complex, while quick connections to Willow Park Golf and Country Club, South Centre Mall, Trico Centre and Fish Creek Park support an active and convenient lifestyle with easy access to major routes for commuting. Call your favorite Realtor today for your private viewing