



GRASSROOTS

REALTY GROUP

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**784 Acadia Drive SE
Calgary, Alberta**

MLS # A2310952



\$848,900

Division:	Maple Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,477 sq.ft.	Age:	1967 (59 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Private, Rectangular Lot, See Remarks,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, See Remarks, Stone Counters, Walk-In Closet(s)		
Inclusions:	Garage heater		

Welcome to 784 Acadia Drive, in beautiful Maple Ridge. A city centre convenient location just steps away from the golf course, close to all of your essential services, the best schools and most amazing park lands. This executive bungalow, featuring nearly 3000 square feet of living space, set well back into the property, on an impressive lot with a fantastic and aspirational backyard. The home offers a perfect blend of luxury, comfort, and functionality. From the moment you arrive, you'll appreciate the beauty of the home with its brick and pillared face perched on a slightly elevated landscape. The home features an extraordinary, heated, triple-car garage, with newer roof and a dedicated workshop—flex space, ideal for hobbyists, car enthusiasts, or those in need of additional storage and workspace. Inside, the home showcases an expansive and well-designed floor plan featuring four bedrooms and three full bathrooms. The gourmet kitchen serves as the heart of the home, offering premium finishes, abundant cabinetry, and ample space for both everyday living and entertaining. The open-concept layout flows seamlessly into the main living areas, creating a warm and inviting atmosphere filled with natural light. The primary retreat, which consumes the South wing of the home, is truly exceptional. Originally designed as a three-bedroom, two-bathroom main floor layout, the current owners transformed one of the bedrooms into a spectacular walk-through dressing room, creating a luxurious and private sanctuary. This flexible space could be converted back to a bedroom if desired. But, with one additional bedroom upstairs plus a fully renovated main floor bathroom and then two additional bedrooms down plus another full bath down you'd be unlikely to give up this closet!! Step outside to discover a backyard oasis unlike anything else. The kitchen is "chef worthy"

and "family sized". The upstairs bathrooms have been renovated. And then, the expansive yard is finished with luxury pile, low-maintenance turf, providing year-round beauty and endless space for entertaining, relaxing, or family activities without the upkeep of traditional grass; with the yard being ideally sheltered by mature trees and landscaping found in so few communities.