



GRASSROOTS

REALTY GROUP

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**249 Acadia Drive SE
Calgary, Alberta**

MLS # A2315708



\$649,900

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,047 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Garden, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, Recessed Lighting		

Inclusions: Storage Shed

Welcome to 249 Acadia Drive SE — a beautifully maintained home situated on a desirable corner lot in one of Calgary’s most established and family-friendly communities. With exceptional curb appeal, a brand-new front porch, and thoughtful updates throughout, this property offers comfort, functionality, and long-term value. Lovingly cared for both inside and out, this home features 4 bedrooms, 2 renovated bathrooms, and a fully finished basement with a separate rear entry, providing flexibility for families, guests, or future possibilities. From the moment you arrive, you’ll appreciate the pride of ownership and the inviting charm of the expansive front veranda. Step inside to discover a bright and welcoming interior enhanced by durable luxury vinyl plank flooring throughout the main level and an abundance of natural light flowing in from the sunny south-facing backyard. The kitchen features white cabinetry, a pantry, a bay window overlooking the meticulously landscaped yard, and a new dishwasher. The main floor also offers a spacious dining area, comfortable living room, updated bathroom, and 3 bedrooms, including a primary bedroom with direct access to the rear deck. The basement was completely renovated to the studs in 2022 with permits and showcases extensive upgrades including a relocated high-efficiency furnace, all new ductwork, luxury vinyl plank flooring, a stunning modern bathroom, and a legal egress window in the large fourth bedroom. This lower level is bright, stylish, and thoughtfully designed with a spacious family room and dedicated laundry area. Outside, the beautifully maintained backyard creates the perfect setting to enjoy spring and summer evenings, while the gas line for the BBQ makes entertaining effortless. The double detached heated garage includes its own furnace, offering excellent year-round utility,

while the shed also features a newer roof for added peace of mind. Additional upgrades over the years include central air conditioning installed in 2023, and a roof that is approximately 7 years old. Located within walking distance to schools, shopping, transit, and major roadways, this home combines convenience with exceptional pride of ownership.