



GRASSROOTS
REALTY GROUP

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197 Acacia Drive SE
Airdrie, Alberta

MLS # A2331308



\$424,900

Division:	Airdrie Meadows		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,081 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Door Op		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Vinyl Windows		

Inclusions: Fireplace TV Stand, Gazebo, BBQ, Firepit, All Garage shelves an cabinets, Garage Speakers, 3 Sheds

Welcome to 197 Acacia Drive SE! Nestled in the mature, quiet community of Airdrie Meadows, this spacious 4-level split offers over 2,060 sq. ft. of developed living space on a rare 52-ft wide lot. Whether you're a first-time buyer, investor, or renovator, this property presents an excellent opportunity to personalize a home in an established neighborhood. The main level features a bright living room, dining area, and a functional kitchen. Upstairs you'll find 3 generously sized bedrooms and a 5-piece bathroom. The lower levels offer exceptional flexibility with a large family room, rec room, 3-piece bathroom, laundry/utility area, and a spacious flex room suitable for a home office, gym, games room, studio, or additional living space. The home also benefits from an updated furnace and hot water tank. A standout feature is the oversized 25' x 25' heated detached garage, complete with 9+ ft ceilings, an 8-ft overhead door, and overhead attic storage, making it ideal for vehicles, a workshop, hobbies, or additional storage. A rear parking pad provides extra off-street parking for vehicles, a trailer, or recreational vehicles. The spacious backyard is designed for both enjoyment and functionality, featuring a deck, included gazebo, storage sheds, and plenty of room for gardening, entertaining, or relaxing. Ideally located within walking distance to local schools, the Nose Creek pathway system, parks, and the shops and services along Main Street, this home combines the charm of an established, family-friendly neighborhood with convenient access to major roadways for an easy commute. This is an excellent opportunity for buyers looking to update a home and make it their own.