



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

534 Prospect Avenue
Acme, Alberta

MLS # A2344992



\$600,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,405 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Front Drive, Garage Door Opener, Single Garage A		
Lot Size:	0.55 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Fruit Tree		

Heating: Baseboard, Hot Water, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Bookcases, Built-in Features, Kitchen Island, Laminate Counters, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: N/A

Country living at its best — just 40 minutes to Calgary and the Airport, and even closer to Airdrie. This meticulously cared-for 3+2 bedroom rancher sits on a park-like 150' x 160' lot backing directly onto the school yard and squash courts. A truly rare property offering space, privacy, charm, and modern updates throughout. Main Floor Highlights. Open floor plan with mid-century character and modern upgrades Spacious living room featuring a cozy wood fireplace Large dining room open to the living area Bright country kitchen with huge windows, breakfast bar, pantry, abundant cabinetry, and eat-in area French doors leading to your private covered deck — perfect for sunrise coffee 3 generous main floor bedrooms and updated main bath + 2piece ensuite all on one level + 2 additional lower Bedrooms. 2nd Kitchen. Laminate, carpet, lino, and window coverings Basement Finished & Bonus Spaces Family room for movies, games, or relaxation Built-in Cabinets 2 Bedrooms + office and craft/exercise room Huge cold storage room (approx. 12' x 20') — ideal for canning, Costco storage, or seasonal items In-floor heat rough-in for basement and garage Hot water on demand for efficient heating and savings Garages, Shop & Parking Front attached garages (2-car + carport) PLUS 24' x 30' insulated shop — perfect for hobbies, vehicles, or a home business Massive concrete driveway Updated shingles & windows. Outdoor Features Park-like half-acre yard with underground sprinklers (note the owners has never used) Dog run 10' x 20' covered deck with gas BBQ hookup Watch your kids play in the school yard right from your kitchen Very private Treed backyard with mature landscaping Location Perks Backs directly onto school baseball field area Acme offers an excellent school and accredited daycare Quiet, friendly community with easy access to Calgary,

Airdrie, and amenities TURNKEY & ONE-OF-A-KIND A sprawling bungalow, a massive yard, a shop, +triple garage, modern updates, and unbeatable privacy — this is a must-see property. Move in NOW! Pride of Ownership. Well Maintained.