

1099 Acadia Drive SE
Calgary, Alberta

MLS # A2253277

\$849,900



Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,444 sq.ft.	Age:	1969 (56 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Many Trees, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

** Please click on "Videos" for 3D tour ** Welcome to a well-cared for bungalow on a massive lot with WEST facing back yard in very desirable "Lake Bonavista"! Amazing features include: 3 +1 bedrooms, over 2800 sq ft of developed space, insulated/oversized/heated double garage, large driveway, 4-piece en suite bathroom, big poured concrete back patio, large greenhouse (gas line installed), wood burning fireplace, real/original hardwood floors, lots of mature trees, newer roof (10-12 years old), alley access and much more! Location is a 10 out of 10 - very easy access to all major routes - Deerfoot/Stoney/Blackfoot Trails, enjoy all of the amenities Lake Bonavista has to offer - only 1 block away, skating arenas only 3 blocks away, all amenities 1 block away and all schools within walking distance! The "almost original owners" took great care of this home for over 54 years and now the potential is unlimited!