

1067 Acadia Drive SE
Calgary, Alberta

MLS # A2208663



\$749,900

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,249 sq.ft.	Age:	1969 (56 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Pie Shaped Lot, Street Light		

Heating:	High Efficiency, Fireplace Insert, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, No Smoking Home, Wet Bar		

Inclusions: Refrigerator, Dishwasher, Stove, Range Hood, Washer, Dryer, AC Unit, Garage Door Opener with Control(s), Water Softener, Ceiling Fan, All Window Coverings, (Working) Main Floor Fireplace, Basement Fireplace (as is)

Welcome to 1067 Acadia Drive SE, a charming and well-maintained 4-bedroom, 2.5-bathroom bungalow in the highly sought-after lake community of Lake Bonavista. Nestled on a quiet street, this home sits on a spacious pie-shaped lot, offering a large backyard, ample green space, and even an RV parking spot—perfect for outdoor enthusiasts or those who love to entertain. Step inside to discover a bright and freshly painted interior that exudes warmth and comfort. The foyer welcomes you into a spacious living and dining area, where large windows fill the space with natural light. A stone-faced fireplace adds a cozy touch, creating the perfect setting for relaxing evenings. The adjacent kitchen is both stylish and functional, featuring granite countertops, stainless steel appliances and ample cabinetry. Down the hallway, you'll find two well-sized bedrooms, both sharing a 4-piece bathroom. The primary bedroom is complete with a 2-piece ensuite and views of the backyard. The fully finished basement is great for entertaining, featuring a spacious recreation room with a gas fireplace and built-in wet bar—a perfect spot for hosting guests or enjoying movie nights. The fourth bedroom is great for guests or a home office, and is conveniently located next to a 3-piece bathroom with a laundry area. The mechanical room area is also located in the basement, equipped with a newer furnace, hot water tank, and central air conditioning to ensure year-round comfort. Outside, the backyard is a private oasis, offering plenty of space for gardening, barbecues, or simply unwinding in your own retreat. The double attached garage provides convenience, while recent exterior upgrades—including a newer roof and fresh exterior paint—enhance both durability and curb appeal. Located in the heart of Lake Bonavista, this home is just minutes from top-rated

schools, shopping centers, parks, and the nearby recreation centre. Plus, as a resident of this exclusive lake community, you’ll enjoy year-round access to Lake Bonavista. Perfect for a growing family. Exceptional value!