



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

1055 Acadia Drive SE
Calgary, Alberta

MLS # A2255788



\$725,000

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,266 sq.ft.	Age:	1969 (56 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached, Heated Garage, Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Garden, Level		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Open Floorplan, Separate Entrance, Storage		

Inclusions: bsmt refrigerator, hockey tarp,

Here's your chance to own in sought-after Lake Bonavista! This well-kept home combines thoughtful updates with great potential, all in a prime location just steps from the lake, schools, parks, and amenities. The open-concept main floor is bright and welcoming, featuring large updated windows, custom kitchen cabinetry, granite countertops, and hardwood floors throughout. A cozy wood-burning fireplace completes the space. The lower level offers a separate entry, kitchen, a 5-piece bathroom with steam shower, fireplace, and a huge rec/family room. A spacious covered rear patio provides a private, shaded area perfect for summer barbecues, casual dining, or simply relaxing outdoors rain or shine. The roof shingles were replaced in 2019, there is central A/C, a heated oversized garage with a toilet, and 220 power + a heated greenhouse that provides four-season gardening or flexible hobby space. Walk to the lake, multiple schools, parks, playgrounds, groceries, restaurants, and just minutes to major traffic routes, Southcentre Mall, and the LRT. Call today to book your showing!