

# \$775,000 - 776 Acadia Drive Se, Calgary

MLS® #A2232746

**\$775,000**

4 Bedroom, 3.00 Bathroom, 1,238 sqft

Residential on 0.19 Acres

Maple Ridge, Calgary, Alberta

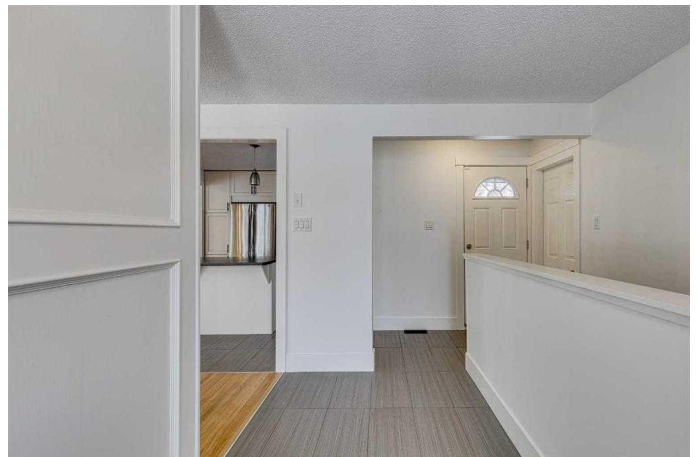
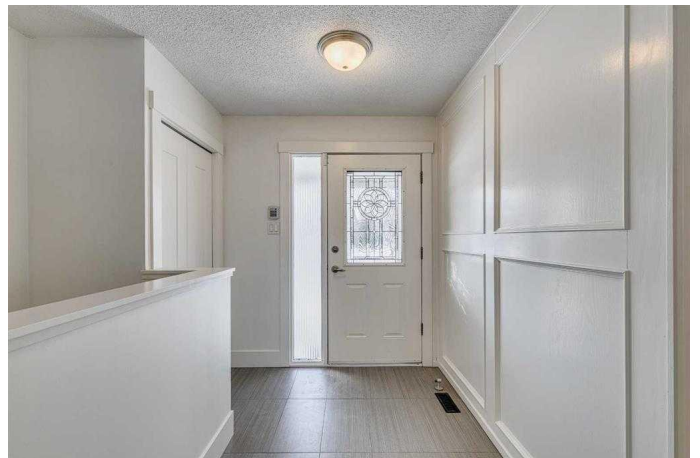
Welcome Home!

This beautifully renovated, turn-key home is packed with high-end finishes and sits directly across from a serene park. From the moment you step inside, youâ€™ll fall in love with the spacious living room featuring massive picture windows, a manicured front yard view, and a cozy marble-faced gas fireplace that fills the space with natural light and warmth.

The open dining area offers great sight lines into the updated kitchen, complete with stainless steel appliances, full-height shaker-style cabinets, laminate countertops, and an island with breakfast bar and extra storage.

Down the hall, the primary bedroom features bright windows and a private 2-piece ensuite. Two additional generously sized bedrooms offer deep closets and large windows. The main 4-piece bathroom has been refreshed with a modern shower/tub surround, laminate countertops, and a dual-flush toilet.

The fully finished lower level boasts an expansive family room with oversized windows and a beautiful stone-faced gas fireplace with a wood mantle. A convenient kitchenette with tile backsplash and sink adds flexibility, along with a large fourth bedroom and a completely renovated 4-piece bathroom. A separate den or flex area offers the option of a fifth bedroom or a great home office. The laundry/utility room



includes front-load appliances, ample storage, and a crawl space for additional organization.

Enjoy the oversized double attached garage, plenty of street parking, and a private backyard oasis featuring a patio, full fencing, and a storage shed.

Recent updates include double Eco Shield Plygem windows, a fully renovated kitchen and bathrooms, and fresh paint throughout.

All of this is just steps to schools, parks, Willow Park Golf & Country Club, Southcentre Mall, Trico Centre, Fish Creek Park, and major roadways for an easy commute.

This move-in-ready gem truly has it allâ€”schedule your showing today!

Built in 1967

**Essential Information**

MLS® #	A2232746
Price	\$775,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,238
Acres	0.19
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	776 Acadia Drive Se
Subdivision	Maple Ridge

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0C5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Kitchen Island, Laminate Counters, Open Floorplan, Storage, Vinyl Windows, Wet Bar, Wired for Data
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle, Tar/Gravel
Construction	Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 20th, 2025
Days on Market	35
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX House of Real Estate
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