

# \$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

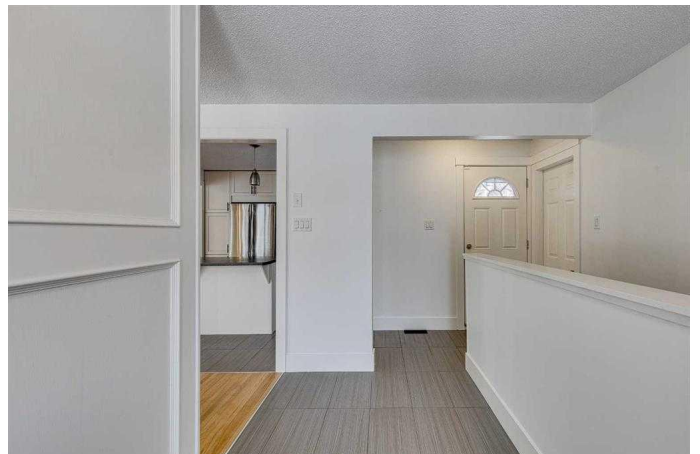
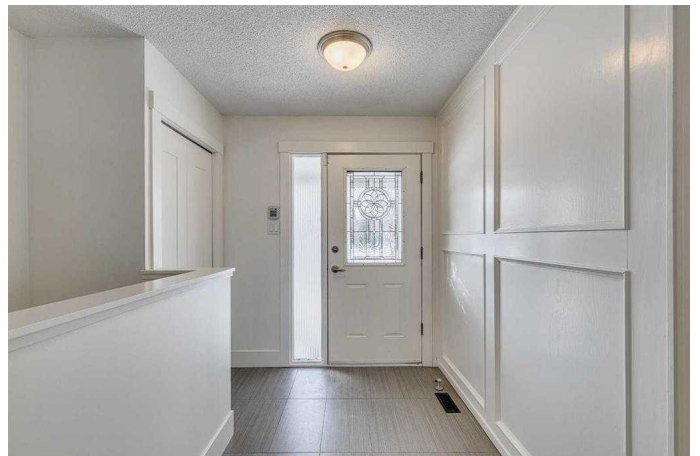
Welcome Home!

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 all—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 | 44              |
| Zoning         | R-CG            |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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