

\$539,000 - 209 Acacia Drive Se, Airdrie

MLS® #A2159956

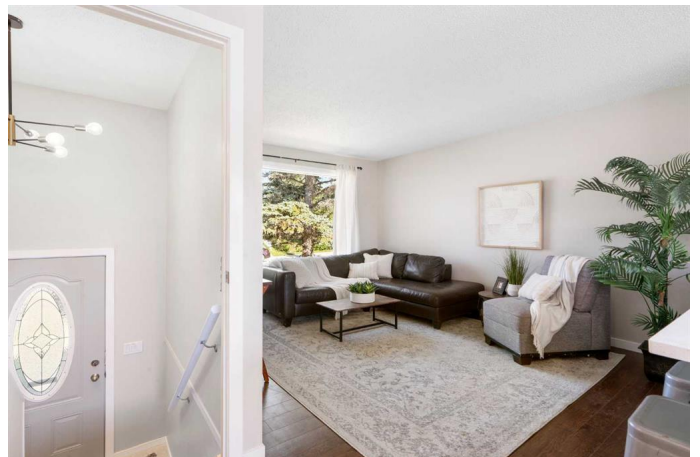
\$539,000

4 Bedroom, 2.00 Bathroom, 865 sqft

Residential on 0.10 Acres

Airdrie Meadows, Airdrie, Alberta

Exceptional opportunity to own a **RENOVATED**, illegally SUITED home with tons of parking and an oversize single **GARAGE**! This spacious bilevel is on a very quiet street just steps from downtown shopping and entertainment and a few blocks from excellent schools. The 2 bedroom main floor features laminate flooring and fresh paint throughout! Large windows and an **OPEN FLOOR PLAN** make for a bright, sun-filled living and entertaining space. **BRAND NEW QUARTZ COUNTERTOP & BACKSPLASH** with **BREAKFAST BAR**, **NEW UNDERMOUNT SINK AND NEW STAINLESS FAUCET**, white cabinets and **STAINLESS APPLIANCES** make this kitchen a delight! Adjacent open concept Living and Dining rooms are sunny and bright. The large primary bedroom fits a king size bed and has a large closet. Second main floor bedroom is very large with a spacious closet and large window. A lovely renovated 4 piece bath features a **SKYLIGHT** and a **BRAND NEW QUARTZ** countertop with undermount sink. **PRIVATE MAIN FLOOR LAUNDRY** finishes out this level. The lower level, with **PRIVATE ENTRANCE** to the Illegal SUITE, features **HUGE WINDOWS** and new luxury **VINYL PLANK FLOORING**, Renovated **WHITE KITCHEN** with **QUARTZ COUNTERTOPS** and **OPEN CONCEPT** living room make for a lovely entertaining space. The **MASSIVE** primary bsmt **BEDROOM** on this level has a large window, and a spacious closet, and features an **ADJACENT** bedroom,



also with a large window, and an even bigger closet. The 3 piece bath is renovated with newer shower and quartz countertops. Plenty of storage in the PRIVATE LAUNDRY ROOM and under the stairs. Large, south facing, fully fenced backyard boasts an oversized single detached garage and an RV parking space that still leaves tons of room for the BBQ deck and patio, fire pit and lawn. Come check out this bright and beautiful new listing as it won't last long!

Built in 1978

Essential Information

MLS® #	A2159956
Price	\$539,000
Sold Price	\$525,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	865
Acres	0.10
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	209 Acacia Drive Se
Subdivision	Airdrie Meadows
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 1G6

Amenities

Parking Spaces	3
Parking	Garage Door Opener, Parking Pad, Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Front Yard, Interior Lot, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2024
Date Sold	October 26th, 2024
Days on Market	37
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Cash Back Real Estate Inc.
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