

# \$900,000 - 759 Acadia Drive Se, Calgary

MLS® #A2176591

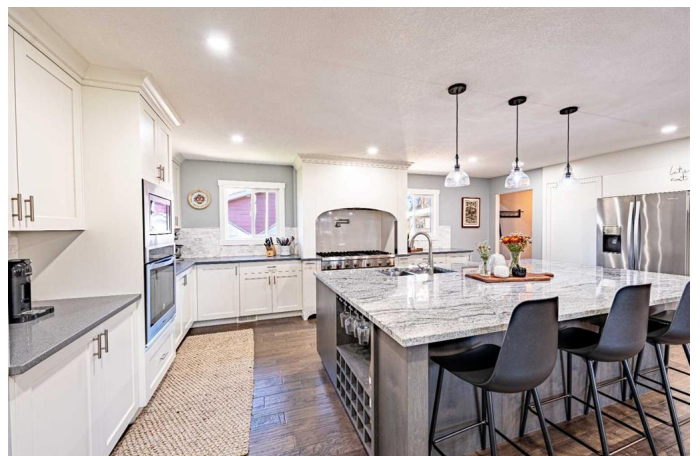
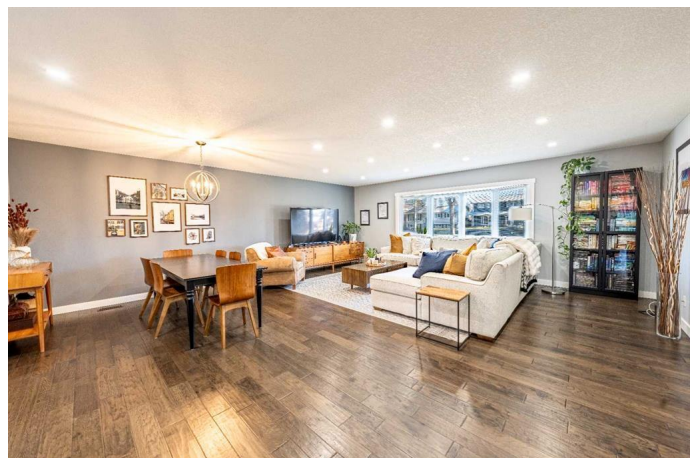
**\$900,000**

4 Bedroom, 4.00 Bathroom, 1,456 sqft

Residential on 0.20 Acres

Willow Park, Calgary, Alberta

This stunning bungalow on a massive corner lot has been completely renovated to create a luxurious retreat in the golfside community of Willow Park Estates. Quality craftsmanship and designer influences produce a casually elegant sanctuary that is beautiful yet functional. A newer (2021) furnace and central air conditioning ensure your comfort in any season. Additional high-end upgrades include gleaming hardwood floors, designer lighting, a sophisticated colour palette and a coveted open concept layout. The inviting living room promotes relaxation while oversized picture windows stream in natural light and extra pot lights illuminate the evenings. Culinary adventures await in the upscale custom kitchen featuring high-end stainless steel appliances including a gas stove with 6 burners and a centre griddle, stone countertops, full-height cabinets and a massive island with casual seating. Entertain with ease in the adjacent dining room with clear sightlines throughout encouraging unobstructed conversations. Escape at the end of the day to the indulgent primary oasis for some R&R, this lavish space includes a custom walk-in closet and a gorgeous full-height tile surround 2-sided fireplace. The luxurious ensuite will have you feeling spoiled daily with in-floor heating, a custom marble shower, dual sinks and a deep soaker tub beneath the other side of the fireplace for an opulent retreat. A second bedroom and another full bathroom on this level are just as



stylish as the rest of the home. Gather in the sophisticated finished basement that encourages entertaining and time spent unwinding in the large family room connecting over games and movie nights. The pub-style wet bar with island seating allows everyone to convene and refill drinks and snacks without having to climb back up the stairs! The extravagance continues throughout this level with 2 additional bedrooms and 2 additional posh bathrooms (one of which is an ensuite â€” perfect for guests or a home office! The private backyard and covered patio will have you enjoying casual barbeques or endless summer nights under the stars roasting marshmallows around the built-in gas firepit. Tons of grassy yard remains for kids and pets to play. Parking will never be an issue thanks to the attached double garage that is insulated, drywalled and a heater was added in 2021. This extraordinary home is situated in a quiet, much sought-after neighbourhood within walking distance to schools, several parks plus mere minutes to Willow Park Golf and Country Club, Southcentre Mall, Willow Park Shopping Village, The Trico Centre, Fish Creek Park and easy access to major thoroughfares for a quick and easy commute.

Built in 1968

### **Essential Information**

MLS® #	A2176591
Price	\$900,000
Sold Price	\$945,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,456
Acres	0.20
Year Built	1968

Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### Community Information

Address	759 Acadia Drive Se
Subdivision	Willow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0C6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Heated Garage, Insulated

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

### Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Corner Lot, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	November 1st, 2024
Date Sold	November 5th, 2024
Days on Market	4
Zoning	R-CG
HOA Fees	0.00

**Listing Details**

Listing Office            First Place Realty

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