

## 197 Acacia Drive SE Airdrie, Alberta

**MLS # A2331308**



# \$424,900

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Airdrie Meadows                                                          |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | 4 Level Split                                                            |               |                   |
| <b>Size:</b>     | 1,081 sq.ft.                                                             | <b>Age:</b>   | 1978 (48 yrs old) |
| <b>Beds:</b>     | 3                                                                        | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Additional Parking, Alley Access, Double Garage Detached, Garage Door Op |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Gazebo, Landscaped, Private                        |               |                   |

|                    |                                  |                   |    |
|--------------------|----------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                       | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum, Tile | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                             | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stucco, Wood Frame               | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Double Vanity, Vinyl Windows     |                   |    |

**Inclusions:** Fireplace TV Stand, Gazebo, BBQ, Firepit, All Garage shelves an cabinets, Garage Speakers, 3 Sheds

Welcome to 197 Acacia Drive SE! Nestled in the mature, quiet community of Airdrie Meadows, this spacious 4-level split offers over 2,060 sq. ft. of developed living space on a rare 52-ft wide lot. Whether you're a first-time buyer, investor, or renovator, this property presents an excellent opportunity to personalize a home in an established neighborhood. The main level features a bright living room, dining area, and a functional kitchen. Upstairs you'll find 3 generously sized bedrooms and a 5-piece bathroom. The lower levels offer exceptional flexibility with a large family room, rec room, 3-piece bathroom, laundry/utility area, and a spacious flex room suitable for a home office, gym, games room, studio, or additional living space. The home also benefits from an updated furnace and hot water tank. A standout feature is the oversized 25' x 25' heated detached garage, complete with 9+ ft ceilings, an 8-ft overhead door, and overhead attic storage, making it ideal for vehicles, a workshop, hobbies, or additional storage. A rear parking pad provides extra off-street parking for vehicles, a trailer, or recreational vehicles. The spacious backyard is designed for both enjoyment and functionality, featuring a deck, included gazebo, storage sheds, and plenty of room for gardening, entertaining, or relaxing. Ideally located within walking distance to local schools, the Nose Creek pathway system, parks, and the shops and services along Main Street, this home combines the charm of an established, family-friendly neighborhood with convenient access to major roadways for an easy commute. This is an excellent opportunity for buyers looking to update a home and make it their own.