# $825,000 - 216 Lake Acadia Green Se, Calgary

MLS® #A2205366

## $825,000

5 Bedroom, 3.00 Bathroom, 1,197 sqft
Residential on 0.12 Acres

Lake Bonavista, Calgary, Alberta

AMAZING LOCATION - situated directly across from a lush greenspace. Enjoy the serene and private setting from the charming front garden, filled with hostas, perennials & fruit trees. Perfectly located for families, this home is just a short walk from Andrew Sibbald Elementary School and steps from the south lake entrance—an absolute dream location! Lovingly cared for by the same owners for over 27 years, this spacious 1,197 sqft bi-level is filled with thoughtful upgrades. Hardwood flooring runs throughout all main living areas, both upstairs and down. The upgraded kitchen features custom hickory cabinetry extending to the ceiling, quartz countertops, stainless steel appliances, and a matching built-in hickory hutch in the dining room for added functionality. A three-sided fireplace adds warmth and ambiance to the living spaces, while a creative built-in over the bi-level entrance provides a perfect spot for a TV, plants, or art display. SUN TUNNELS in the main living areas & bathroom bring in lots of natural light. The primary bedroom features a coveted 3-piece ensuite, while additional bedrooms are generously sized. The lower level benefits from the larger windows characteristic of bi-level homes, creating a bright and welcoming space. A generous family/games room, bar area, 3-piece bathroom, and two additional bedrooms complete the lower level. West facing backyard is designed for relaxation & enjoyment year-round. The upper deck





Greenspace
RIGHT ACROSS THE STREET



Solar Panels

ENJOY MINIMAL ELECTRICITY COSTS

features a covered awning and gas line for your BBQ, while the lower deck boasts a gazebo and a hot tub (both included), complete with panels for year-round comfort. The beautifully landscaped yard includes a built-in fireplace, exquisite gardens, and ample storage under the deck—including dry storage on the north end. Just wait until summer to see everything in full bloom! Energy efficient SOLAR PANELS installed less than 2 years ago, allowing you to enjoy minimal electricity costs. Additional upgrades include attic insulation, vinyl windows, aluminium wiring professionally pigtailed & upgraded panel. Don't miss the chance to see this meticulously cared-for home in person—schedule your viewing today!

Built in 1972

## Essential Information

| | |
|---|---|
| MLS® # | A2205366 |
| Price | $825,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,197 |
| Acres | 0.12 |
| Year Built | 1972 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 216 Lake Acadia Green Se |
| Subdivision | Lake Bonavista |
| City | Calgary |
| County | Calgary |
| Province | Alberta |

| Postal Code | T2J 3B7 |
|---|---|

## Amenities

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|---|---|
| Amenities | Picnic Area, Playground, Racquet Courts, Beach Access |
| Parking Spaces | 1 |
| Parking | Oversized, Single Garage Attached, 220 Volt Wiring |
| # of Garages | 1 |

## Interior

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|---|---|
| Interior Features | Built-in Features, Central Vacuum, Quartz Counters, Vinyl Windows, Solar Tube(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas, Solar |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Three-Sided |
| Has Basement | Yes |
| Basement | Finished, Full |

## Exterior

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| Exterior Features | BBQ gas line, Fire Pit, Garden |
| Lot Description | Back Lane, Greenbelt, Rectangular Lot |
| Roof | Asphalt |
| Construction | Composite Siding, Stone |
| Foundation | Poured Concrete |

## Additional Information

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| Date Listed | March 25th, 2025 |
| Days on Market | 6 |
| Zoning | R-CG |
| HOA Fees | 368 |
| HOA Fees Freq. | ANN |

## Listing Details

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| Listing Office | Century 21 Masters |