# **\$488,000 - 236 Acacia Drive Se, Airdrie**

MLS® #A2266573

## \$488,000

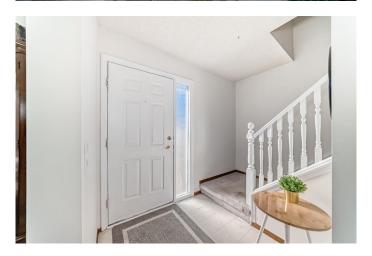
3 Bedroom, 3.00 Bathroom, 1,354 sqft Residential on 0.11 Acres

Airdrie Meadows, Airdrie, Alberta

\*\*OPEN HOUSE - SUNDAY, Nov. 2 from 1-3PM\*\* This one has that perfect Airdrie charm. A roomy two-storey on a mature lot in Airdrie Meadows, right across from the Muriel Clayton Middle School ball diamonds, you might even scout the next Blue Jay… Don't worry, it's far enough from the school chaos to keep things peaceful. Living Downtown Airdrie means being close to Shopping, Nose Creek Park and the stunning new Library. Inside, you'II find 1,710 square feet of comfortable living space. The main floor has a bright and sunny living room, a cozy eat-in kitchen, a half bath, and not one but two extra entrances, handy for busy families or guests coming and going. Upstairs are three bedrooms, including a primary suite with a walkthrough closet leading to its own half bath, plus a fully renovated main bathroom including Luxury Vinyl Tile and Granite Counters. The basement has a true vintage feel - think classic â€~70s rumpus room with a beautiful brick fireplace, perfect for game nights or movie marathons. You'II also find laundry, a den, and plenty of storage space down there. Outside, the large, mature yard with gorgeous landscaping and double detached garage add both space and privacy â€" the kind of property that's getting harder to find in Airdrie. Other features include: Double Wide Extended Parking Pad out front, Shingles (2015), Hot Water Tank (2022), New Deck (2022), New Fence (2024), Double Car Heated Garage (2014)







## **Essential Information**

MLS® # A2266573 Price \$488,000

Bedrooms 3

Bathrooms 3.00

Full Baths 1

Half Baths 2

Square Footage 1,354 Acres 0.11 Year Built 1978

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 236 Acacia Drive Se

Subdivision Airdrie Meadows

City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 1G4

#### **Amenities**

Parking Spaces 4

Parking Alley Access, Double Garage Detached, Garage Door Opener, Garage

Faces Rear, Off Street, Parking Pad, RV Access/Parking

# of Garages 2

#### Interior

Interior Features Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window

Coverings

1

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces

Fireplaces Basement, Mantle, Masonry, See Remarks, Wood Burning

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Garden, Other, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Level,

Native Plants, No Neighbours Behind, Private, Street Lighting, Treed

Roof Asphalt Shingle

Construction Wood Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed October 31st, 2025

Days on Market 4

Zoning R1

# **Listing Details**

Listing Office CIR Realty

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