



557
Acadia Street



4348 square feet total

Taxes : \$6,092.61

Parking: Triple Garage + Driveway

Dog wash and electric car charger

Lot Size: 0.18 acres

Zoning: RU1

4 Bedrooms 4 Bathrooms

MAIN LEVEL

Kitchen	17'5 x 15'6
Living Room	12'0 x 15'2
Dining Room	9'10 x 15'2
Pantry	9'0 x 7'5
Bathroom-Half	
Primary Bedroom	17'0 x 12'5
Ensuite-Full	
Mudroom	9'7 x 11'0
Den / Office	8'7 x 11'5

LOWER LEVEL

Rec Room	14'2 x 25'8
Bedroom	12'11 x 12'11
Ensuite-Full	
Family Room	14'10 x 16'10
Bedroom	13'6 x 19'2
Nook	8'0 x 7'0
Media Room	21'8 x 12'11
Bedroom	12'11 x 12'11
Bathroom-Full	
Laundry	10'7 x 25'8
Wet Bar	6'7 x 12'5



The information contained herein is deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.



Property Features

- Luxury residence boasting over 4300 square feet of living space, with exceptional views and high-end finishing throughout
- The sprawling main floor features an open concept grand living space with a chef's kitchen equipped with Electrolux Icon high-end appliances, a designer back splash, large executive pantry and an oversized island
- The living room with a stone faced fireplace seamlessly flows to the expansive view deck, ideal for BBQing and enjoying the surroundings with stairs down to the fenced green space area
- The king-sized primary suite is perfectly positioned to highlight the view and was finished to perfection with a spa-like ensuite
- Brilliantly designed with a multi-purpose, generous sized den/office/guest bedroom option on the main
- The lower level with a separate entrance offers in-law suite potential and is ideal for hosting guests and family with a wet bar equipped with an ice maker family room and media room with 7 Operion speakers -a \$35,000 value
- Low maintenance fenced outdoor space with multiple areas to enjoy
- Centrally located to the International Airport, prized golfing at Quail Ridge, UBCO, Aberdeen Hall and local amenities



Open concept living space



Main Floor Office, Den Or Bedroom



Primary Bedroom



Primary Ensuite

