





4348 square feet total

**Taxes:** \$6,092.61

Parking: Triple Garage + Driveway

Lot Size: 0.18 acres

Zoning: RU1

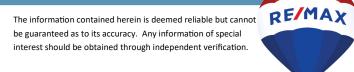
4 Bedrooms 4 Bathrooms

## Dog wash and electric car charger

MAIN LEVEL		LOWER LEVEL	
Kitchen	17'5 x 15'6	Rec Room	14'2 x 25'8
Living Room	12'0 x 15'2	Bedroom	12'11 x 12'11
Dining Room	9'10 x 15'2	Ensuite-Full	
Pantry	9'0 x 7'5	Family Room	14'10 x 16'10
Bathroom-Half		Bedroom	13'6 x 19'2
Primary Bedroom	17'0 x 12'5	Nook	8'0 x 7'0
Ensuite-Full		Media Room	21'8 x 12'11
Mudroom	9'7 x 11'0	Bedroom	12'11 x 12'11
Den/Office	8'7 x 11'5	Bathroom-Full	
		Laundry	10'7 x 25'8
		Wet Bar	6'7 x 12'5







## 557 Acadia Street

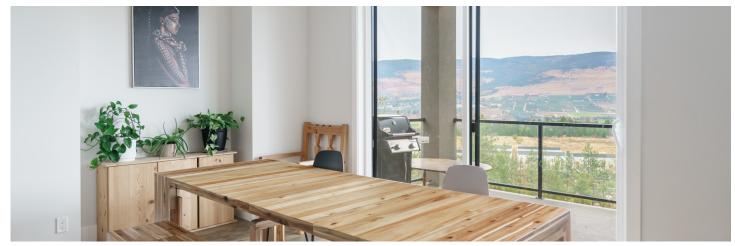


## Property Features

- 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



Primary Bedroom





Main Floor Office, Den Or Bedroom



Primary Ensuite



