



**155 Croxford Estates NE  
Airdrie, Alberta**

**MLS # A2303840**



**\$1,325,000**

<b>Division:</b>	Croxford Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,830 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Garage Door Opener, Heated Garage, Oversized, Paved, Quad or More Attached		
<b>Lot Size:</b>	4.00 Acres		
<b>Lot Feat:</b>	Landscaped, Many Trees, Private, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RR-4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Animal Home, No Smoking Home		

**Inclusions:** N/A

**\*\*OPEN HOUSE SUNDAY MAY 3rd FROM 1-3PM\*\*** Endless opportunities await in this fantastic acreage right within Airdrie's city limits with fully paved access to your doorstep. Set on 4 acres with beautiful SW exposure, this property captures mountain views, open skies & the kind of space that is hard to find this close to all amenities. Mature trees & established landscaping create a private, welcoming setting from the moment you arrive via the circular driveway. If you have been waiting for the ultimate garage & shop setup, this one delivers right from the start. This property features a double attached 24x25 garage, a rear tandem 24x26x31 garage with an 11' door, plus an impressive 40x60 shop with concrete floor, three 10x10 doors & skylights that bring in natural light. Whether it is vehicles, equipment, hobbies or storage, there is room here for everything. This custom built bungalow offers over 1800 sq ft up + almost 1700 sq ft down with a warm, traditional layout filled with timeless wood detailing, crown molding & a classic stone fireplace. The kitchen has been updated with newer appliances & lighting & opens into a bright nook & living area that look out toward the trees & mountains. A separate formal dining room easily hosts large gatherings, while a front living room with French doors adds flexibility & additional living space. The main floor has 2 bedrooms, including a spacious primary with a walk in closet & updated 3 pc ensuite. There is also a 4 pc bathroom with jetted tub. A curved staircase leads to the fully developed basement featuring a massive rec room, two additional bedrooms, a 3 pc bathroom & a gym or flex space, making it ideal for families or guests. There is another staircase as well that leads back upstairs. Additional features include a fenced dog run tucked along the east side of the home, plenty of yard space for kids or

entertaining & a peaceful cul de sac location. Updates over the years include many main floor windows updated to triple pane, rear garage heater, lights & doors, furnace motor & shingles. Located just steps from the new Airdrie Regional Park, this property adds even more access to walking paths, green space & future amenities, making it a great fit for both hobbyists & families. Close to schools, shopping & all amenities in Airdrie, with Calgary within easy reach. Acreage living like this, with this level of convenience, is hard to find. Check out the 3D walkthrough & video.