



GRASSROOTS
REALTY GROUP

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85 Rideau Close SW
Airdrie, Alberta

MLS # A2310084



\$579,900

Division:	Ridgeway		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,101 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, On Street, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Garden, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, No Smoking Home, Storage		

Inclusions: Select Furnishings throughout the home, including fully furnished lower level, are negotiable. Contact Seller Directly

Click brochure link for more details** Gardener's Paradise | Massive Vegetable Garden | Blooming Lilacs & Mature Trees | 4 Bedrooms | 3 Bathrooms | Separate Entrance with Suite Potential* | RV Parking. Welcome to your own private country retreat in the heart of Ridgeway. Situated on a quiet cul-de-sac and a large 5,492 sq. ft. corner lot, this charming south-facing bungalow offers privacy, character, and flexibility. Surrounded by mature trees, blooming lilacs, established flower gardens, and a massive vegetable garden, this property is a true gardener's dream. The sunny south-facing yard, wraparound deck, and RV parking create the perfect outdoor retreat. This well-maintained home has seen numerous upgrades over the years, including a beautifully renovated main bathroom (2025) featuring a clawfoot tub, refreshed kitchen cabinetry, new basement carpeting, a water softener system, and a 50-gallon hot water tank. The bright main floor offers 2 bedrooms and 2 bathrooms, while the fully developed lower level features 2 additional bedrooms, a full bathroom, laundry area, kitchenette/bar space, and a private separate entrance—ideal for extended family, guests, or future suite development (subject to municipal approvals and permitting). Located just steps from Nose Creek Park, walking paths, schools, shopping, and amenities, this unique property offers the perfect blend of peaceful outdoor living and city convenience.