



GRASSROOTS
REALTY GROUP

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**101 Aspen Crescent
Airdrie, Alberta**

MLS # A2317054



\$519,900

Division:	Airdrie Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,102 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Insulated, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Lawn, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters, No Smoking Home, Open Floorplan		

Inclusions: N/A

This amazing family sized bungalow is nestled on a whisper quiet cul de sac in Airdrie Meadows within walking distance to amenities and downtown. Featuring 4 BEDROOMS/2.5 BATHS and an OVERSIZED DOUBLE DETACHED GARAGE, this home is ready for a new family. UPDATES over the past couple of years include a newer FURNACE, a newer HWT, A/C, REDONE HARDWOOD, some newer BASEBOARDS, updated BATHROOMS and some fresh paint. The OPEN FLOOR PLAN delivers an expansive feel to the main living areas. Smooth ceilings showcase some newer lighting and the larger windows flood the house with natural light. The step saving kitchen is offset by the open ended dining area. The primary suite is furthest from the living area and offers a newly updated 2 PC ENSUITE. An UPDATED FOUR PIECE MAIN BATH sits across from the two main floor bedrooms. The lower level offers a massive family room, a FOURTH BEDROOM plus a 3 PC BATH. A lower level den/office or storage area awaits - depending on your families needs. The utility room offers even more storage and is also where your laundry is located. This great home is located in a mature neighborhood close to schools and provides easy access to main transportation corridors for commuters. The detached garage (23'6" x 23'3") provides a secure warm place for your vehicles during the winter months. Call your favorite realtor for your private viewing.