



GRASSROOTS
REALTY GROUP

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41 Alpine Crescent SE
Airdrie, Alberta

MLS # A2329879



\$480,000

Division:	Airdrie Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,031 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	RV Access/Parking, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped, Level		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Quartz Counters, Storage, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: N/A

****Open House Sunday July 26 11am-1pm**** BRAND NEW KITCHEN & EN-SUITE BATHROOM in a Detached Home for just \$480,000? This may be the one for you! Outside you'll first notice the large lot sizes in this mature Airdrie neighbourhood. As you enter you'll come to the main living room featuring a wood burning fireplace & bay window to bring in lots of natural light. Next you'll come to the brand new kitchen with lots of cabinet space, QUARTZ COUNTERS and New Stainless Steel Appliances. Moving down the hall you'll come to the master bedroom, which is complete with a Walk-In Closet & New Ensuite-Bathroom! Also on this main level you'll find a great size second bedroom, and another full bathroom. Moving downstairs you'll notice the new vinyl plank flooring. Down here you'll find 2 additional rooms that could be used as office space, bedrooms, or flex spaces, as well as a large rec room. Basement windows aren't egress, but can be used however you please! Completing the basement you'll find a dedicated storage room, half bathroom, laundry. Don't forget the brand new furnace in 2025! Moving outside you'll come to the large SOUTH FACING BACKYARD, with lots of grass space, RV Parking, and a Single Detached Garage.