

72 Aspen Crescent SE
Airdrie, Alberta

MLS # A2244760



\$480,000

Division:	Airdrie Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	994 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Aggregate, Alley Access, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Rectan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Storage, Vinyl Windows		

Inclusions: Kitchen Island, Fridge (basement), Couch (basement), Mattress (basement), Shelving Unit (storage room)

Location! Location! Location! This well-kept and newly updated home is located on a big lot in the heart of Airdrie. The central location allows the kids to walk to school, parks, bike paths or allows you to walk for your weekly groceries! The home boasts 4 bedrooms, 2.5 baths and 2 great living/gathering spaces, along with a private yard, and a gravel pad for two vehicles. The home features a bright and cheery open concept with a large white kitchen, roomy dining area with deck access and a large bright living room. The spacious primary bedroom has updated flooring, en-suite and closet The basement has also been completely renovated with new oversized windows in the living space and bedroom. Included in the reno's throughout the home are New Windows, Flooring, Appliances, Paint and is ready for a first time home owner or fantastic for an investment property. The exterior features a large west facing yard, mature trees, patio perfect for gatherings and BBQ's.