

\$539,900 - 80 Alder Crescent Se, Airdrie

MLS® #A2081709

\$539,900

3 Bedroom, 2.00 Bathroom, 1,064 sqft
Residential on 0.11 Acres

Airdrie Meadows, Airdrie, Alberta

Here is your chance to own this amazing bungalow, that sits on a quite crescent in the sought after community of Airdrie Meadows and comes with a RARE TRIPLE CAR detached garage. Right in the heart of Airdrie, this home offers close proximity to everything you would need. As you walk in, you immediately notice the hardwood floors that extend for much of the main floor and as you look left, a large living room and connecting dining room area which brings in lots of natural light and is perfect for family dinners or entertaining. Moving in to the kitchen area, you have recently added cabinet space and prep area with a butcher block countertop complimenting the already nice sized kitchen which has laminate counter tops, and a gas stove purchased in 2018. Down the hallway, you will find a main updated 4 piece bathroom, 2 good sized bedrooms perfect for guests, kids or a home office, and a large primary bedroom with a 2 piece ensuite. The basement was recently developed, with a large family room, a 3 piece bathroom, 2 additional rooms that can be used for storage or converted to an office, and nice sized laundry room with additional storage space. This home has been well maintained, having a new A/C unit installed in the last 3 years, most of the windows replaced in the last 4 years and the roof replaced in 2014. The backyard is fully fenced and features a concrete patio, perfect for barbequing, a nice sized grass area, and a small garden. For car enthusiasts, those with



recreational toys, or someone looking for a workshop, the large heated triple car garage has built in cabinets, a work counter and even comes with a fully functional sink. If you have an RV or need even more space for vehicle storage, the additional parking pad next to the garage provides it. With close proximity to schools, shopping center's, parks, walking distance to many great restaurants, easy access to Highway 2/Deerfoot and a short drive to Calgary, this Bungalow offers a fantastic location with a lot of potential. Don't miss your chance to own this great home.

Built in 1977

Essential Information

MLS® #	A2081709
Price	\$539,900
Sold Price	\$520,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,064
Acres	0.11
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	80 Alder Crescent Se
Subdivision	Airdrie Meadows
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B1H9

Amenities

Parking Spaces	4
Parking	Additional Parking, Garage Door Opener, Garage Faces Rear, Heated Garage, Oversized, Triple Garage Detached, Workshop in Garage

Interior

Interior Features	Laminate Counters, Wood Counters
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Garden
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2023
Date Sold	November 14th, 2023
Days on Market	56
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	GREATER CALGARY REAL ESTATE
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