

\$500,000 - 6 Ridgebrook Drive Sw, Airdrie

MLS® #A2096292

\$500,000

4 Bedroom, 2.00 Bathroom, 1,161 sqft

Residential on 0.11 Acres

Ridgegate, Airdrie, Alberta

Welcome to your dream home nestled in a peaceful cul-de-sac, where tranquility meets modern comfort. This charming detached residence backs onto a serene creek, offering you the perfect blend of natural beauty and suburban convenience. The main level welcomes you with an updated kitchen adorned with sleek quartz countertops, setting the stage for culinary delights and entertaining. The adjacent dining room provides a warm and inviting space for family gatherings, while the large living room beckons with its open and airy ambience, creating the ideal setting for relaxation. As you ascend to the upper level, you'll discover three generously sized bedrooms, each offering a retreat-like atmosphere. A well-appointed 4-piece bathroom ensures convenience and luxury for the entire family. The lower level is a hidden gem, featuring an additional bedroom, perfect for guests or a private office. Imagine cozy evenings by the wood-burning fireplace (as-is, never been used), creating a warm and intimate atmosphere. The kitchenette adds versatility to the space, making it ideal for extended family or an illegal suite. A huge storage area ensures that everything has its place, keeping your home organized and clutter-free. Ample parking, including a convenient carport, adds to the practicality of this home, ensuring that you and your guests always have a space to park. Step outside, and you'll find yourself immersed in nature, with stunning walking trails right at your



doorstep. Explore endless pathways and enjoy the soothing sounds of the creek out back. This home has many upgrades including: all PVC windows throughout home (approx 8 years old) – with the exception of the 2 front ones in the LR, newer hi-eff furnace, shingles and siding (2015) as well as a central vacuum system. Convenience is at your fingertips, with shopping, main street attractions, a new library, and a proposed recreation centre are all within walking distance. This is not just a home; it's a lifestyle. Embrace the charm of this unique property and make it your own haven in the heart of a vibrant community. Don't miss the opportunity to call this remarkable residence your new home!

Built in 1982

Essential Information

MLS® #	A2096292
Price	\$500,000
Sold Price	\$482,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,161
Acres	0.11
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	6 Ridgebrook Drive Sw
Subdivision	Ridgegate
City	Airdrie
County	Airdrie
Province	Alberta

Postal Code T4B 1A9

Amenities

Parking Spaces 6

Parking Carport, Driveway, Parking Pad, RV Access/Parking

Interior

Interior Features Ceiling Fan(s), Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows, Wood Windows

Appliances Dishwasher, Dryer, Electric Cooktop, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Basement, Wood Burning

Has Basement Yes

Basement Finished, Full, Suite

Exterior

Exterior Features None

Lot Description Backs on to Park/Green Space, No Neighbours Behind, Level

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed December 8th, 2023

Date Sold December 29th, 2023

Days on Market 19

Zoning R1

HOA Fees 0.00

Listing Details

Listing Office CIR REALTY

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