

# **\$549,900 - 17 Arbor Crescent Se, Airdrie**

MLS® #A2106832

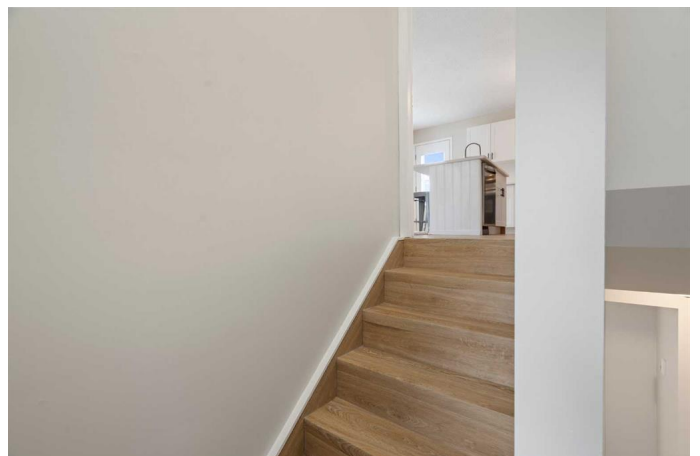
**\$549,900**

5 Bedroom, 2.00 Bathroom, 941 sqft

Residential on 0.11 Acres

Airdrie Meadows, Airdrie, Alberta

Exceptional opportunity to own a 5 BEDROOM, RENOVATED, LEGALLY SUITED home with tons of parking and an oversize double garage! This spacious bilevel is on a very quiet street just steps from downtown shopping and entertainment and a few blocks from excellent schools. The 3 bedroom main floor features ALL NEW LUXURY VINYL PLANK flooring and fresh paint throughout! Large vinyl windows and an open floor plan make for a bright, sun-filled living and entertaining space. BRAND NEW KITCHEN with CENTRAL ISLAND and NEW STAINLESS APPLIANCES features QUARTZ COUNTERTOPS and backsplash, stylish open shelves, and a brand new undermount stainless sink and faucet. Adjacent living and dining rooms are oversized and sunny! The large primary bedroom fits a king size bed and has a very large closet! The other 2 bedrooms on this level are bright with good sized closets with closet organizers. The large full bath on the main level features a BRAND NEW VANITY with tons of storage and counter space. Private laundry and lots of storage finish out this level. The lower level, with private entrance, is a newer, fully legal, 2 bedroom suite that has extra thick drywall on the ceilings, separate ventilation and heat, private laundry and a full 4 piece bath! Super large windows, a cozy gas stove in the living area, and a large, eat-in updated kitchen make this a lovely place to live. Large, fully fenced backyard boasts an oversized double



detached garage and a paved RV parking space that still leaves tons of room for the patio, fire pit and lawn. Come check out this bright and beautiful new listing as it won't last long!

Built in 1977

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2106832    |
| Price          | \$549,900   |
| Sold Price     | \$601,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 941         |
| Acres          | 0.11        |
| Year Built     | 1977        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 17 Arbor Crescent Se |
| Subdivision | Airdrie Meadows      |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B 1L2              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                   |
| Appliances        | Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                        |

|                 |               |
|-----------------|---------------|
| Cooling         | None          |
| Fireplace       | Yes           |
| # of Fireplaces | 1             |
| Fireplaces      | Basement, Gas |
| Has Basement    | Yes           |
| Basement        | Full, Suite   |

## Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Rain Gutters                                                               |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Lawn, Interior Lot, Landscaped |
| Roof              | Asphalt Shingle                                                            |
| Construction      | Vinyl Siding, Wood Frame                                                   |
| Foundation        | Poured Concrete                                                            |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2024 |
| Date Sold      | May 25th, 2024 |
| Days on Market | 2              |
| Zoning         | R1             |
| HOA Fees       | 0.00           |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Cash Back Real Estate Inc. |
|----------------|----------------------------|

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