

\$525,000 - 41 Sprucegrove Crescent Se, Airdrie

MLS® #A2122634

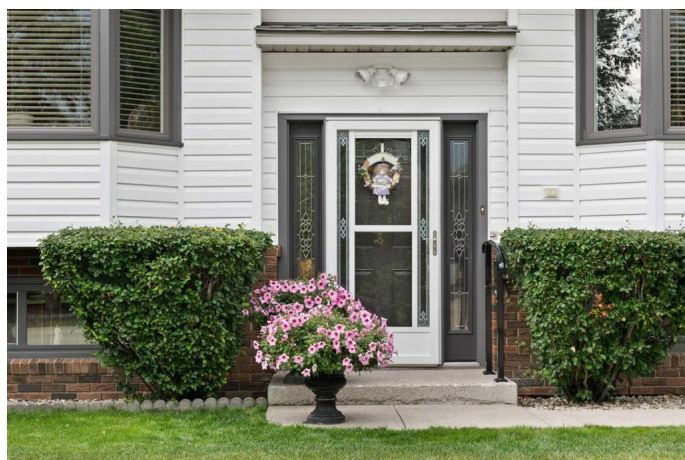
\$525,000

5 Bedroom, 3.00 Bathroom, 1,287 sqft

Residential on 0.10 Acres

Summerhill, Airdrie, Alberta

Welcome to an incredible investment opportunity in the heart of Summerhill, Airdrie. This stunning bi-level property presents a unique proposition exclusively for investors, as the current owner wishes to remain in the property and sign a long-term lease. Immaculately maintained and featuring a wealth of desirable amenities, this 5-bedroom home offers an exceptional chance to secure a steady income stream while enjoying the benefits of owning a meticulously cared-for property. This bi-level gem has newer windows (2015) and boasts a spacious layout with a total of 3 bedrooms on the upper level, including a primary bedroom featuring a 3-piece ensuite for added comfort and convenience. A well-appointed family room creates the perfect space for relaxation, while the large kitchen and dining nook with bay windows offering an inviting ambiance and an abundance of natural lighting. The oak cabinetry package adds a touch of elegance to the space, and the overall bright and open design exudes warmth and comfort. Indoor and Outdoor Harmony... Step out onto the screened deck that has been thoughtfully designed with a ceiling fan to enjoy the hot summer days and a natural gas fire table for cozy evenings. This space effortlessly extends your interior living area to the outdoors. Descend the stairs to a sunny and fully landscaped private backyard, a true oasis where tranquility and nature coexist in perfect harmony. Lower-level potential...The lower



level of this property is complete with an array of possibilities! A second family room features a stone fireplace and sets the stage for gatherings and relaxation. Additionally, there are 2 more bedrooms and an open area, along with a convenient 3-piece bathroom. With a separate entrance, this level is primed for conversion into a legal suite, providing endless potential for generating additional rental income. Pristine and mature landscape...The designer influenced landscaping surrounding the property has been maintained to perfection, enhancing the curb appeal, and adding to the overall allure of the home. Parking...whether you're stopping by for a quick visit or indulging in an extended stay, you can conveniently park in the front driveway or opt for the oversized, heated, and insulated garage for added comfort. Investors delight...this home offers an extraordinary opportunity for investors seeking a turnkey property with a built-in, long-term lease arrangement. With the owner committed to remaining in the property, you'll enjoy a steady stream of rental income while benefiting from a home that has been lovingly maintained and thoughtfully upgraded. Don't miss out on this chance to invest in a remarkable property that seamlessly combines comfort, style, and financial gain. Contact us today to explore this exceptional investment in Summerhill, Airdrie!

Built in 1981

Essential Information

MLS® #	A2122634
Price	\$525,000
Sold Price	\$525,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,287

Acres	0.10
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	41 Sprucegrove Crescent Se
Subdivision	Summerhill
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 1V7

Amenities

Parking Spaces	6
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Pantry, See Remarks, Separate Entrance, Storage
Appliances	Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Interior Lot, Landscaped, Level, Street Lighting, Private, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 12th, 2024
Date Sold May 31st, 2024
Days on Market 49
Zoning R1
HOA Fees 0.00

Listing Details

Listing Office Real Broker

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