

# \$575,000 - 43 Sprucegrove Way Se, Airdrie

MLS® #A2190708

## \$575,000

5 Bedroom, 3.00 Bathroom, 1,177 sqft  
Residential on 0.10 Acres

Waterstone, Airdrie, Alberta

This is the one you have been waiting for. Fully developed Bi-Level in the quite neighborhood of Waterstone. Pride of ownership is evident with recent upgrades in this well maintained family home. Whether you are looking for your first home, or an investment property, this home offers both options. This home features a total of 5 bedrooms, 3 bathrooms, 2 kitchens and so much more. The Main level greets you with warmth and plenty of sunlight throughout. Bay windows in the main living room, vinyl flooring and a fireplace welcome you. With 3 bedrooms and 2 bathrooms and the deck off the kitchen into the backyard. Enjoy your summers on the deck and private backyard. Have a large family or looking for a mortgage helper, downstairs features a basement suite (illegal) with 2 bedrooms, 1 full bath open concept living room kitchen and common area laundry room. You won't notice your in a basement with the large windows in all the rooms. The basement is very spacious and has recent upgrades as well. But wait, there's more; Double attached HEATED garage to save you from the cold winters. Conveniently located close to all amenities, main roads, schools, shopping and yet on a quite street tucked away from all the traffic. Don't pass up on this opportunity, make this your next home today.

Built in 1990

## Essential Information



MLS® #	A2190708
Price	\$575,000
Sold Price	\$560,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,177
Acres	0.10
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

### **Community Information**

Address	43 Sprucegrove Way Se
Subdivision	Waterstone
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2E1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage

### **Interior**

Interior Features	See Remarks
Appliances	Dryer, Freezer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	None
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Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 7th, 2025
Date Sold	March 21st, 2025
Days on Market	42
Zoning	R1
HOA Fees	0.00

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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