



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**121 CROXFORD Estates, Airdrie T4A 2V9**

MLS® #: **A2110071**

Area: **Croxford Estates**

Listing Date: **02/26/24**

List Price: **\$2,199,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2007**  
Lot Information  
Lot Sz Ar: **131,116 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,222**  
Low Sqft:  
Ttl Sqft: **2,222**

DOM

**80**

Layout

Beds: **4 (2 2 )**  
Baths: **3.0 (3 0)**  
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **10**  
Garage Sz: **4**

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Environmental Reserve,Front Yard,No Neighbours Behind,Landscaped,Native Plants,Private,Rectangular Lot,Secluded,See Remarks,Treed,Views,Wooded 220 Volt Wiring,Additional Parking,Asphalt,Driveway,Front Drive,Garage Door Opener,Heated Garage,Oversized,Quad or More Attached,RV Access/Parking,Secured,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Fireplace(s),Forced Air,See Remarks**  
Sewer:  
Ext Feat: **Awning(s),Balcony,Barbecue,Fire Pit,Lighting,Other,Private Entrance,Private Yard,Rain Barrel/Cistern(s),Rain Gutters**

Construction: **Composite Siding,Stone,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Double Oven,Dryer,Electric Cooktop,Garage Control(s),Garburator,Microwave,Range Hood,See Remarks,Warming Drawer,Washer,Window Coverings**  
Int Feat: **Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,See Remarks,Separate Entrance,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>15`8" x 15`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>20`9" x 13`11"</b>
<b>Game Room</b>	<b>Basement</b>	<b>35`5" x 16`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>17`1" x 16`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`7" x 12`5"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>15`0" x 10`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>13`0" x 9`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>16`10" x 15`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`8" x 13`2"</b>
<b>5pc Ensuite bath</b>	<b>Basement</b>	

3pc Ensuite bath

Main

5pc Ensuite bath  
Legal/Tax/Financial

Main

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**RR-2**

**0614007**

Remarks

Pub Rmks:

**RARE FIND..... QUIET & PRIVATE COUNTRY LIVING** within the City of Airdrie! CROXFORD ESTATES is a one-of-a-kind mature community & these properties don't come up for sale often! With convenient City Amenities - in AIRDRIE, 10 mins to CROSS IRON & 15 mins to CALGARY this location is hard to beat. **STUNNING CUSTOM-BUILT WALKOUT BUNGALOW** on 3 manicured acres with **NATIVE TREES BEHIND!** Greeted with solar powered/stone pillar gates leading up your private paved driveway lined with trees the **CURB APPEAL** is sure to impress. Upon entering through the spectacular double glass doors, you will be met with **A GRAND VAULTED ENTRYWAY** which presents gorgeous views to the **SOUTH FACING BACKYARD**, loads of windows to allow ample natural light to flood this open plan. The living room boasts a floor to ceiling rock fireplace with custom made **TIMBER MANTLE**. The newly upgraded kitchen is a chef's dream! With granite countertops, double ovens, warming oven, double dishwashers, **SUB-ZERO FRIDGE**, undermount drawer microwave, 2 sinks and a walk-in pantry that is large enough to hold a separate fridge & freezer. Off the dining area are 2 separate French doors leading to the deck which spans the length of the entire house. One side is covered to be able to **BBQ** all year long and the other has a power awning for your outdoor family enjoyment. The primary retreat is just steps away on the main level, with a fireplace for those cozy nights & again double doors leading to the maintenance free balcony for your morning coffee or evening sunset! The **SPA LIKE EN SUITE** features a two-person jetted tub, walk-in doorless shower with spa faucets, double vanities, and a makeup vanity. It even has two walk-in closets! A second bedroom (or convenient home office) with large closet and additional access to the main bath with an oversized glass shower. To complete the main level, you enter into the large laundry room with sink, loads of cabinets and 3 large closets. **CUSTOM CURVED STAIRCASE** leads you to your professionally developed **WALKOUT BASEMENT** with **IN-FLOOR-HEAT!** Here you will find 2 more large bedrooms, a **JACK & JILL** bathroom with double vanities, a media room, a family room with a 2-sided gas fireplace that is enjoyable from the outside while in the hot tub or if you prefer you could sit by the fire pit. A games room with pool table / ping pong table and a full service wet bar. Another added luxury of this home is a gym with a roll up door to enjoy the outside view while exercising. Last but not least, there is an attached **HEATED 4-CAR GARAGE** which is every man's dream! **EPOXY FLOORS**, 220-volt, car hoist, sink and stairs leading to the basement. Book your private viewing today to experience **TRANQUILITY** with **CITY AMENITIES!**

Inclusions:  
Property Listed By:

**Built-in Speakers, 90" TV & Mount in Basement, Pool Table & Accessories, Hot Tub, Fire Pit, Alarm System, Instant Hot Water, Bar Dishwasher**  
**Legacy Real Estate Services**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

























