



THE
A-TEAM

**RE/MAX
FIRST**

41 SPRUCEGROVE Crescent, Airdrie T4B 1V7

MLS® #: **A2122634**

Area: **Summerhill**

Listing Date: **04/12/24**

List Price: **\$525,000**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **1981**
Lot Information
Lot Sz Ar: **4,520 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,287**
Low Sqft:
Ttl Sqft: **1,287**

DOM

37
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Lawn,Interior Lot,Landscaped,Level,Street Lighting,Private,Rectangular Lot,See Remarks**

Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Laminate Counters,No Animal Home,No Smoking Home,Pantry,See Remarks,Separate Entrance,Storage**
Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	6`3" x 8`11"
Bedroom	Main	13`3" x 8`8"
Dining Room	Main	11`3" x 9`8"
Living Room	Main	13`6" x 17`4"
3pc Bathroom	Basement	8`7" x 4`11"
Bedroom	Basement	13`0" x 12`7"
Game Room	Basement	8`7" x 14`7"

Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 8`11"
Bedroom	Main	9`11" x 8`0"
Kitchen	Main	17`6" x 14`6"
Bedroom - Primary	Main	11`9" x 18`7"
Bedroom	Basement	8`11" x 10`11"
Laundry	Basement	10`11" x 10`9"
Game Room	Basement	14`7" x 26`9"

Storage	Basement	4`5" x 5`10"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R1	
Legal Desc:	8110286		Remarks
Pub Rmks:	<p>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!</p>		
Inclusions: Property Listed By:	<p>Dishwasher Built In, Hood Fan, Garage Door Remote, Firetable, Hutch in Family Room Real Broker</p>		

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









