



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**32 SUNRIDGE Crescent, Airdrie T4B 2G6**

MLS® #: **A2141838**      Area: **Sunridge**      Listing Date: **06/21/24**      List Price: **\$599,000**  
 Status: **Active**      County: **Airdrie**      Change: **-\$16k, 26-Jun**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**      Finished Floor Area  
 Year Built: **1995**      Abv Sqft: **1,085**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **6,420 sqft**      Ttl Sqft: **1,085**  
 Lot Shape:

DOM

**11**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bi-Level**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding, Wood Frame**  
 Heating: **Forced Air, Natural Gas**      Flooring: **Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Storage**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer**  
 Int Feat: **Ceiling Fan(s), No Smoking Home, Storage, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`7" x 12`2"	Kitchen With Eating Area	Main	13`11" x 12`10"
Bedroom - Primary	Main	13`4" x 11`1"	3pc Ensuite bath	Main	
Bedroom	Main	10`7" x 8`11"	Bedroom	Main	9`5" x 8`5"
Foyer	Main	8`5" x 5`7"	4pc Bathroom	Main	
Game Room	Lower	25`8" x 12`7"	Bedroom	Lower	18`3" x 10`2"
Bonus Room	Lower	12`0" x 6`9"	Laundry	Lower	13`0" x 5`11"
3pc Bathroom	Lower				

Title:  
**Fee Simple**  
 Legal Desc:

Zoning:  
**R1**

**9212155**

Remarks

Pub Rmks: **\*\*\*OPEN HOUSE SATURDAY JUNE 29th 1-3pm\*\*\*Beautifully updated family home in the heart of Airdrie. This move in ready bi-level, with over 2000sqft of finished living area, is located on a massive lot in the quiet community of Sunridge. Before you even enter the home you will be taken aback by the great curb appeal it has. The SW facing front porch with planters is the perfect place to relax on a summer evening. The inside doesn't disappoint either! Nothing has been over looked in this home renovation. There is new vinyl flooring throughout, fresh paint in every room and an updated kitchen. All that is left to do is to move in and enjoy! The large living room on the main floor has great windows for lots of natural light. There is also a skylight in the kitchen/dining room. The kitchen has plenty of storage and prep space and the tasteful updates give it a fresh modern look. Also on the main floor you will find 3 good sized bedrooms. The primary bedroom has a walk in closet and 3pc ensuite bathroom. The lower level of the home is completely finished. The large family area can be set up for relaxation or for play. The large bedroom is great for guests or older children. And there is still lots of extra storage for all of your odds and ends. Even the Heated double attached garage has been completely renovated and is a great work space or man cave. In the back you'll find a massive landscaped back yard with a fire pit area, a huge storage shed and a great deck for morning coffee. The deck also has natural gas hook up for a heater in the evening.**

Inclusions: **Storage Shed, Garage Storage**  
 Property Listed By: **RE/MAX ACA Realty**

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







