

## 8 ALPINE Crescent, Airdrie T4B 1L1

A2148381 **Airdrie Meadows** Listing 07/12/24 List Price: **\$535,000** MLS®#: Area:

Status: Active County: Airdrie Change: None Association: Fort McMurray

Date:

**General Information** 

Prop Type: Residential Sub Type: City/Town:

Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Detached Airdrie 1977

Finished Floor Area Abv Saft: Low Sqft:

Ttl Sqft:

4,570 sqft

DOM

66 <u>Layout</u>

4 (3 1 ) Beds: 2.0 (1 2) Baths: **Bungalow** Style:

<u>Parking</u>

Ttl Park: 3 Garage Sz: 2

Access:

Lot Feat: Park Feat: Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Low Maintenance

1,025

1,025

Landscape, Landscaped, Level, Many Trees, Rectangular Lot, Treed

Double Garage Detached, Heated Garage, See Remarks

## Utilities and Features

**Room Information** 

Roof: **Asphalt Shingle** 

**High Efficiency, Forced Air** Heating:

Sewer:

Ext Feat: Garden, Private Yard Construction:

**Vinyl Siding, Wood Frame** 

Flooring:

Carpet, Ceramic Tile, Laminate, Vinyl

Water Source: Fnd/Bsmt: **Poured Concrete** 

Kitchen Appl: Dishwasher,Refrigerator,Stove(s),Washer/Dryer Storage

Int Feat:

**Utilities:** 

Room	<u>Level</u>	<u>Dimensions</u>	Room	<u>Level</u>	<u>Dimensions</u>
Mud Room	Main	3`1" x 6`4"	Kitchen	Main	10`0" x 12`8"
Dining Room	Main	8`5" x 8`2"	Living Room	Main	13`7" x 13`3"
Entrance	Main	3`6" x 3`6"	Bedroom	Main	9`6" x 7`11"
4pc Bathroom	Main	7`10" x 5`0"	Bedroom	Main	9`6" x 7`11"
Bedroom - Primary	Main	11`0" x 10`6"	2pc Bathroom	Main	5`2" x 4`1"
Bedroom	Lower	10`8" x 9`3"	Family Room	Lower	22`10" x 12`0"
2pc Bathroom	Lower	4`9" x 6`8"	Storage	Lower	8`6" x 14`6"

Laundry	Lower	15`6" x 15`5"		
		Legal/Tax/Financial		
Title:		Zoning:		
Fee Simple		R1		
Legal Desc:	7710734			
		Remarks		
Pub Rmks:	This move-in ready home is located on a quiet crescent, in a location that is quick to both downtown and the QE2. The front porch, with its fresh coat of paint & shady pergola, is the perfect spot for your morning coffee. Screen door greets you as you step into the foyer. Sunny living room has a new front window & gleaming flooring. Dining space has a great-sized window. Wash the dishes in the kitchen, overlooking your mature yard, or visit with people in your living room. Primary bedroom has a frosted window, for added privacy. Out the back entrance onto a good-sized concrete patio, the perfect spot for hosting those summer BBQs. This yard is the gardener's dream with both garden and flower beds. Tons of space for your fresh vegetables. Space in this yard to park your RV. Family room in the basement is a cozy spot for watching movies. 4th bedroom is located downstairs. Built-in shelving in the storage room. Double detached garage has a new gas heater plus new windows. Both the hot water tank and high-efficiency furnace are new. A quick walk to grocery shopping, restaurants, coffee shop and the library. Quick access onto the QE2, taking you into Calgary, or Cross Iron Mills. Come and view today, and start enjoying this yard before the summer is gone.			
Inclusions:	n/a			
Property Listed By:	Century 21 PowerRe	alty.ca		

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