



THE
A-TEAM

**RE/MAX
FIRST**

20 SUNRIDGE Close, Airdrie T4B 2G6

MLS® #: **A2153132** Area: **Sunridge** Listing **07/26/24** List Price: **\$559,000**
 Status: **Active** County: **Airdrie** Change: **-\$19k, 13-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **1993** Abv Sqft: **1,325**
Lot Information Low Sqft:
 Lot Sz Ar: **5,792 sqft** Ttl Sqft: **1,325**
 Lot Shape:

DOM

52
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (2 2)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **City Lot,Cul-De-Sac,Few Trees,Front Yard,Garden,Interior Lot,Landscaped,Level,Street Lighting,Pie Shaped Lot,Private**

Park Feat:

Double Garage Attached

Utilities and Features

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

Construction: **Brick,Vinyl Siding**
 Flooring: **Carpet,Linoleum,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),No Animal Home,No Smoking Home,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`0" x 5`9"	Dining Room	Main	12`11" x 9`6"
Foyer	Main	7`10" x 12`5"	Kitchen	Main	13`2" x 14`11"
Living Room	Main	15`8" x 13`1"	3pc Ensuite bath	Upper	4`11" x 5`7"
4pc Bathroom	Upper	5`0" x 7`2"	Bedroom	Upper	8`4" x 9`5"
Bedroom	Upper	9`10" x 9`5"	Bedroom - Primary	Upper	14`2" x 11`4"
2pc Bathroom	Basement	4`11" x 2`2"	Bedroom	Basement	13`7" x 10`7"
Den	Basement	8`10" x 11`2"	Game Room	Basement	8`2" x 15`6"

Furnace/Utility Room

Basement

9`4" x 6`11"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

9212155

Zoning:

R1

Remarks

Pub Rmks:

Welcome to this stunning gem in Airdrie, where modern updates meet comfortable living! This expansive home boasts 4 spacious bedrooms, 2 full baths, and 2 half baths, offering over 1,840 sq ft of total developed space, including a fully finished basement. It's perfect for families seeking ample space and a welcoming environment. Nestled on a massive pie lot, this property enjoys a south-facing orientation, ensuring that every room is bathed in natural light throughout the day. The living areas are warm and inviting, creating a perfect setting for both relaxation and entertaining guests. Recent updates have enhanced the home's appeal and functionality. Enjoy the luxury of brand-new carpet installed in 2023, providing a plush and comfortable feel underfoot. The new luxury vinyl plank (LVP) flooring, also added in 2023, comes with a 20-year warranty, combining durability with a sleek, modern look. Fresh paint throughout the home in 2023 gives it a crisp, clean, and contemporary feel, ready for your personal touch. Additionally, the new roof, installed in 2019, offers peace of mind and long-term protection from the elements. The new cordless faux wood blinds beautifully adorn the windows. The home's location is truly unbeatable. It's just a 2-minute walk to Fletcher Regional Park, a wonderful spot for outdoor activities, picnics, and enjoying nature. A short 2-minute drive brings you to a variety of shopping destinations, including SuperStore, Canadian Tire, Dollarama, Party City, Tim Hortons, Starbucks, and many more. This prime location means you're never far from the essentials, entertainment, and dining options. Public transportation is easily accessible, with nearby bus stops making commutes and travel convenient. This property is more than just a house; it's a home designed for modern living with thoughtful updates, a prime location, and ample space for every family member. Don't miss the opportunity to make this beautiful, move-in-ready house your new home in Airdrie!

Inclusions:

Property Listed By:

None

Brilliant Realty

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