



THE
A-TEAM

**RE/MAX
FIRST**

18 SANDSTONE Crescent, Airdrie T4B 1T5

MLS®#: **A2164237**

Area: **Summerhill**

Listing Date: **09/13/24**

List Price: **\$509,900**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **1980**

Finished Floor Area
Abv Sqft: **955**

Lot Information

Lot Sz Ar: **4,133 sqft**
Lot Shape:

Low Sqft:
Ttl Sqft: **955**

DOM

6
Layout
Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **5**
Garage Sz: **1**

Access:

Lot Feat: **Backs on to Park/Green Space,Landscaped**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen With Eating Area	Main	12`0" x 9`11"
Dining Room	Main	9`11" x 8`2"
Bedroom	Main	11`3" x 8`11"
Kitchen With Eating Area	Lower	13`7" x 10`5"
Bedroom	Lower	12`1" x 10`4"
3pc Bathroom	Main	

Room	Level	Dimensions
Living Room	Main	11`11" x 11`2"
Bedroom - Primary	Main	12`0" x 11`2"
Bedroom	Main	9`0" x 7`9"
Living Room	Lower	11`0" x 10`6"
Bedroom	Lower	10`3" x 9`11"
4pc Bathroom	Lower	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
DC-16-B

7911462

Remarks

Pub Rmks:

A SUPER PROPERTY which was **RECENTLY RENOVATED** right here in the heart of Airdrie. Welcome to 18 Sandstone Crescent, a quiet street, with a large bungalow that includes a **BASEMENT SUITE** (illegal). Whether you are a first time home buyer or a savvy investor/landlord, this would be an excellent property for you. Here are **10 REASONS WHY YOU SHOULD BECOME THE OWNER OF THIS HOME**: 1) Location, Location, Location - **BACKING ONTO A LARGE GREENBELT**. No neighbours behind you! Go for a walk with your kids and your awesome puppy! You are literally 4 doors down from AE Bowers Elementary School, a short walk to Nose Hill Park and the off leash park, Summerhill Tennis Courts and the Museum. How much better can it get??? Oh wait, your favourite Tim Hortons is only 5 min away (as well as a huge shopping plaza). 2) Large backyard - great place for friends and family summer BBQs and toasting marshmallows in the firepit! 3) One car detached garage - a perfect space for your car and all the extra stuff you have. 4) The Main floor offers 3 large bedrooms, a 3PC updated bathroom, a large living room and an updated kitchen. ****5) **BRAND LUXURY VINYL FLOOR THROUGHOUT THE MAIN FLOOR****** ****6) **BRAND NEW FRESH PAINT ON THE WALLS THROUGHOUT THE WHOLE HOUSE***** 7) **TWO BEDROOM BASEMENT SUITE** (illegal) with a separate entrance, a 4PC bathroom, a kitchen and a living room. 8) **BRAND NEW CARPET IN THE BASEMENT BEDROOMS**. 9) **HIGH EFFICIENCY FURNACE** (newer). 10) This a turn key property. All you need to do is move in and start enjoying it. Book your appointment fast as it won't last.

Inclusions:
Property Listed By:

Basement: Refrigerator, stove, dishwasher, microwave. Shed in back yard.
RE/MAX First

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











