



THE
A-TEAM

**RE/MAX
FIRST**

16 RIDGEGATE Way, Airdrie T4B 1B1

MLS®#: **A2167145** Area: **Ridgeway** Listing Date: **09/23/24** List Price: **\$565,000**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **1979**
Lot Information
 Lot Sz Ar: **4,999 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,056**
 Low Sqft:
 Ttl Sqft: **1,056**

DOM

58
Layout
 Beds: **3 (3)**
 Baths: **3.0 (3 0)**
 Style: **4 Level Split**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Creek/River/Stream/Pond,Landscaped,Many Trees**
 Park Feat: **Additional Parking,Double Garage Detached,Driveway,Heated Garage,Insulated**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Central Vacuum,See Remarks,Soaking Tub,Storage**
 Utilities:

Room Information

Room	Level	Dimensions
Living/Dining Room Combination	Main	16`8" x 25`0"
Foyer	Main	4`2" x 6`1"
Laundry	Lower	5`9" x 5`1"
Walk-In Closet	Basement	7`7" x 5`9"
Storage	Basement	6`1" x 10`10"
Bedroom	Upper	9`3" x 11`0"
3pc Ensuite bath	Upper	

Room	Level	Dimensions
Kitchen	Main	11`9" x 11`8"
Family Room	Lower	13`3" x 26`11"
Game Room	Basement	22`7" x 3`0"
Storage	Basement	12`8" x 5`9"
Bedroom - Primary	Upper	11`4" x 13`3"
Bedroom	Upper	9`11" x 11`0"
4pc Bathroom	Upper	

3pc Bathroom

Lower

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

7911057

Remarks

Pub Rmks: **Incredibly located just 2 doors from Nose Creek Park encouraging tranquil walks on the expansive pathway that winds alongside the creek. Want something more urban? This unsurpassable location has the best of both worlds! Walk out your front door in the other direction and bam you're on Main Street with endless shops, restaurants, services and amenities. Then come home to a quiet sanctuary with a heated garage! This charming home is well maintained with great bones and tons of potential with many upgrades already completed. The roof shingles, vinyl siding, eaves troughs and downspouts on both the house and garage were replaced in 2015 plus extra insulation was added. New natural gas hot water heater (2018), Telus internet Fibre Drop installed (2019), 2 bathroom fans replaced (2019/2021) and the upper level carpet was replaced with durable laminate in 2 bedrooms and the hallway (2023). Natural light streams into the living and dining rooms from extra south-facing windows illuminating the hardwood floors and creating a bright and airy gathering and entertaining space. The kitchen is well laid out with a plethora of cabinets and drawers plus corner windows for seemingly infinite sunlight. Retreat at the end of the day to the upper level primary bedroom with its own private ensuite, no need to share with the kids! Both additional bedrooms are spacious with easy access to the 4-piece bathroom. Put your feet up and relax in front the floor-to-ceiling brick encased fireplace in the family room. A separate flex area is great for a home office or study space. French doors lead to the backyard oasis promoting a seamless indoor/outdoor lifestyle. And there is still a fully finished basement with a huge rec room and included billiard table and shuffleboard for friendly games nights with friends and family. Enjoy casual barbeques and time spent unwinding in the backyard privately nestled behind the HEATED double detached garage with an extra long drive for loads of additional parking or an RV. Opportunity is knocking, don't miss your chance at this solid home in an unbeatable location!**

Inclusions: **Pool table, shuffleboard, electric lawn mower, dining room table and chairs, central vacuum as-is, garbage compactor as-is, fireplace as-is**

Property Listed By: **First Place Realty**

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







