



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**62 JENSEN HEIGHTS Place, Airdrie T4B 2J3**

MLS®#: **A2179543**

Area: **Jensen**

Listing Date: **11/16/24**

List Price: **\$579,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **1997**

Finished Floor Area

Abv Sqft: **1,176**  
Low Sqft:  
Ttl Sqft: **1,176**

DOM

**5**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bi-Level**

Lot Information

Lot Sz Ar: **4,916 sqft**  
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Lawn,Gentle Sloping,Interior Lot,No Neighbours Behind,Landscaped,Views**  
Park Feat: **Double Garage Attached,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**  
Int Feat: **Granite Counters,High Ceilings,No Smoking Home,Open Floorplan,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`5" x 11`7"
Dining Room	Main	12`9" x 8`9"
4pc Ensuite bath	Main	
Bedroom	Main	10`6" x 8`5"
Game Room	Basement	35`5" x 14`6"
Bedroom	Basement	14`4" x 9`1"
Storage	Basement	

Room	Level	Dimensions
Kitchen	Main	15`8" x 12`8"
Bedroom - Primary	Main	15`7" x 11`10"
Bedroom	Main	11`10" x 9`6"
4pc Bathroom	Main	
Bedroom	Basement	12`10" x 10`8"
3pc Bathroom	Basement	
Furnace/Utility Room	Basement	16`9" x 6`3"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**9412145**

Remarks

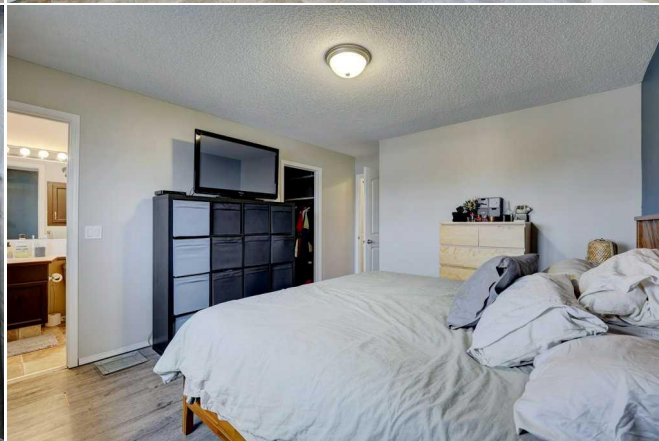
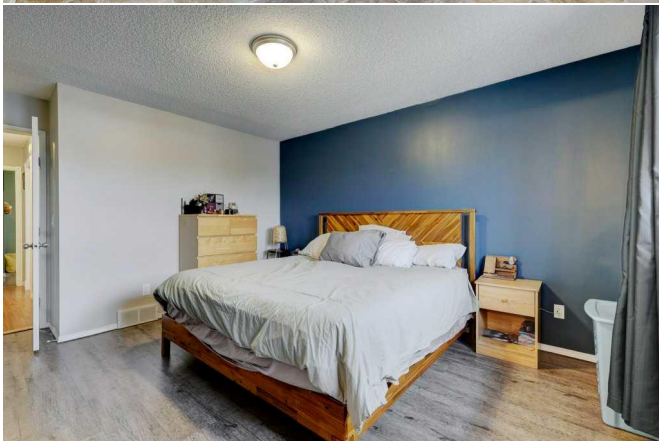
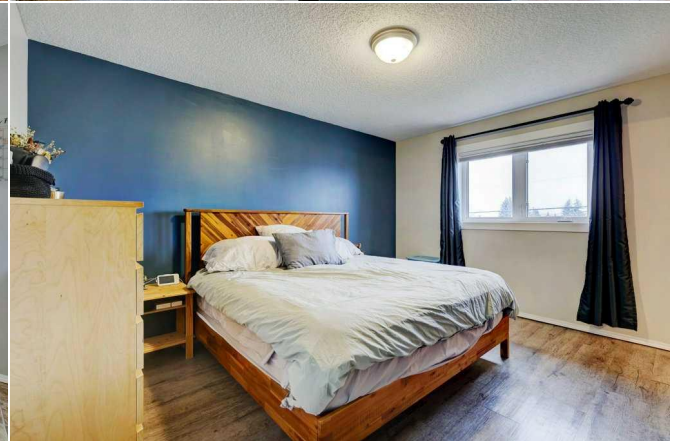
Pub Rmks: **FULLY DEVELOPED WALK-OUT BI-LEVEL in the DESIRABLE NEIGHBORHOOD of Jensen Heights! This beautiful home boasts 3=2 bedrooms, 3 full baths, Double attached (heated and wired 240v) garage and NO REAR NEIGHBORS! The main floor is a BRIGHT and OPEN floorplan with a large living room with a large bay window, perfect for loads of morning light. This flows seamlessly through to the dining area and LARGE kitchen which makes entertaining a snap. The bright white kitchen boasts LOADS of white cabinetry, counter space and gleaming stainless appliances (Gas stove & the fridge is virtually brand new). The kitchen features a garden door to the raised WEST facing rear deck, perfect for catching some sunshine or BBQing year round. The Primary bedroom boasts of a large walk-in closet with full ensuite and the Two secondary bedrooms are both of a good size. The basement is fully developed and features Two more great sized bedrooms, another full bathroom and a HUGE rec room which could easily be used as the kids play area, family entertainment space or a home theatre. The walk-out level backs WEST to a large patio, private entertaining/relaxing space (wired for a hot tub) and room for the kids to play. Furnace and hot water tank were upgraded in 2019 (50L and 98%efficient, plus the home is plumbed for a water softner). ALL OF THIS located on a quiet kid friendly cul-de-sac and only steps to the coveted Tri-School site!**

Inclusions: **none**  
Property Listed By: **Century 21 PowerRealty.ca**

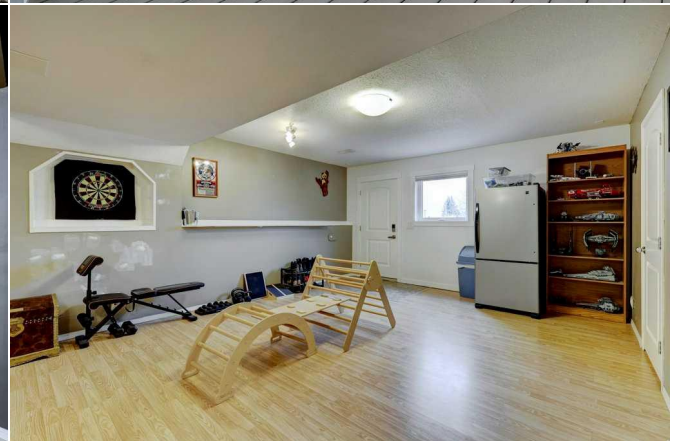
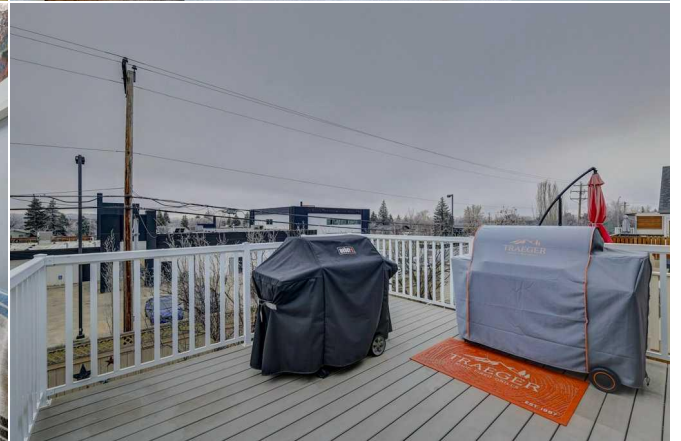
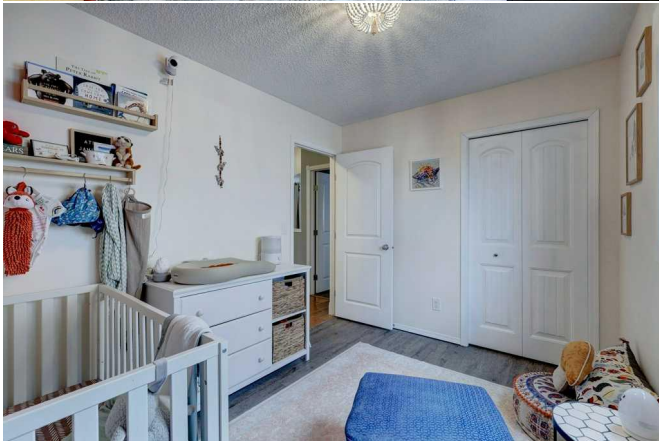
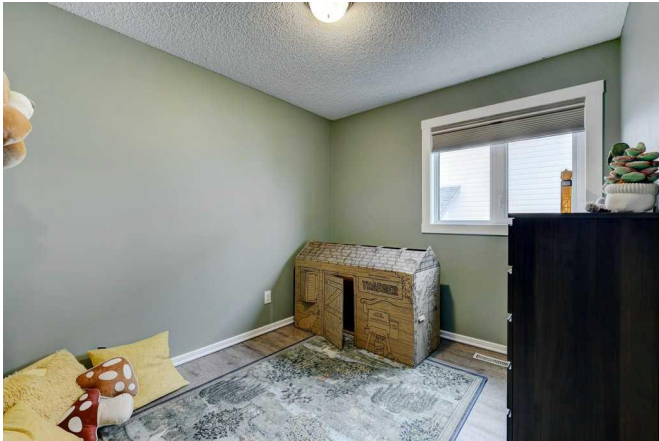
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



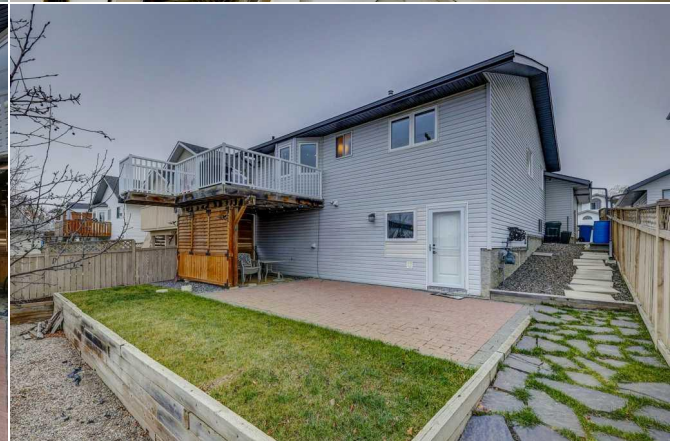
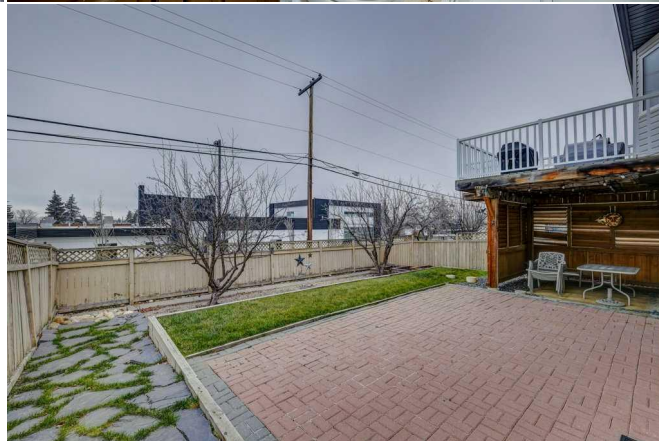
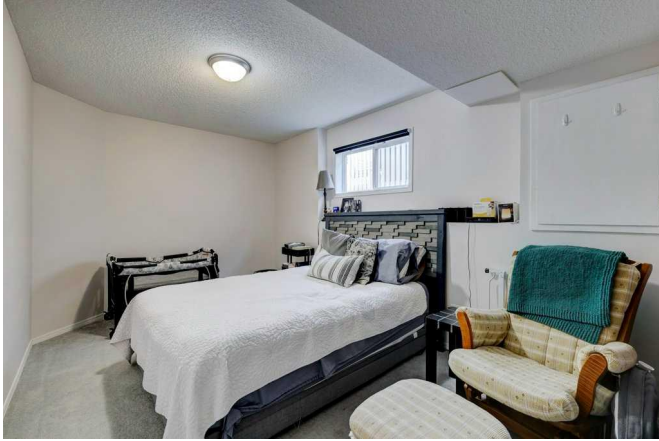
















**62 Jensen Heights PI NE, Airdrie, AB**

Main Floor Exterior Area 1176.37 sq ft  
Interior Area 1029.85 sq ft  
Excluded Area 445.72 sq ft



0 6 12  
PREPARED: 2024/11/16

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**62 Jensen Heights PI NE, Airdrie, AB**

Basement (Below Grade) Exterior Area 1146.45 sq ft  
Interior Area 1022.23 sq ft



0 3 6  
PREPARED: 2024/11/16

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.