



THE
A-TEAM

**RE/MAX
FIRST**

62 JENSEN HEIGHTS Place, Airdrie T4B 2J3

MLS®#: **A2183445**

Area: **Jensen**

Listing Date: **12/14/24**

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

7

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,Front Yard,Lawn,Gentle Sloping,Interior Lot,No Neighbours
Behind,Landscaped,Rectangular Lot
Double Garage Attached**

Park Feat:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings,No Smoking Home,Vaulted Ceiling(s),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**
 Zoning: **R1**
 Legal Desc: **9412145**

Remarks

Pub Rmks: **Step inside your new home! 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, lots of 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 (both with BRAND NEW CARPET), another full bathroom and a HUGE rec room (WITH BRAND NEW FLOORING) 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 96%efficient, plus the home is plumbed for a water softner), Poly B plumbing was JUST REPLACED and it's all 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 Masters**

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









