



THE
A-TEAM

**RE/MAX
FIRST**

76 JENSEN Crescent, Airdrie T4B 1N8

MLS®#: **A2188214**

Area: **Jensen**

Listing Date: **01/16/25**

List Price: **\$565,000**

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: **1,191**

Low Sqft:

Ttl Sqft: **1,191**

Lot Information

Lot Sz Ar: **6,165 sqft**

Lot Shape:

DOM

6

Layout

Beds: **3 (2 1)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Garden,Reverse Pie Shaped Lot,Landscaped**
Park Feat: **Double Garage Attached,Oversized**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Wood**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Double Vanity,No Animal Home**
Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------------|-----------------|------------------------|
| Dining Room | Main | 40`9" x 29`0" |
| Laundry | Main | 28`5" x 32`3" |
| Bedroom - Primary | Main | 53`4" x 35`6" |
| Bedroom | Basement | 39`11" x 64`10" |
| Game Room | Basement | 65`1" x 33`8" |
| Storage | Basement | 20`6" x 24`1" |
| 3pc Bathroom | Basement | 16`2" x 34`5" |

| Room | Level | Dimensions |
|---------------------|-----------------|-----------------------|
| Kitchen | Main | 42`5" x 38`10" |
| Living Room | Main | 70`3" x 40`2" |
| Bedroom | Main | 28`9" x 37`6" |
| Game Room | Basement | 81`2" x 86`5" |
| Storage | Basement | 15`4" x 22`2" |
| 5pc Bathroom | Main | 41`3" x 23`6" |

Title: **Fee Simple**
Zoning: **R1**
Legal Desc: **7811587**

Remarks

Pub Rmks: **Welcome to 76 Jensen Crescent, located in one of Airdrie's most prestigious communities, Jensen! This fully finished bungalow offers a rare opportunity to own a beautiful home with a massive reverse pie lot, providing ample backyard space just waiting for your personal touch. Boasting three spacious bedrooms and two updated bathrooms, this home has been thoughtfully renovated with fresh paint, new flooring, and a stunning bathroom makeover. The open layout and bright, airy rooms create a warm and inviting atmosphere, making it the perfect place for both relaxation and entertaining. A true highlight of this property is the expansive west-facing rooftop patio, offering the ideal spot to enjoy stunning sunsets or host gatherings. The oversized attached garage adds additional convenience and storage, making this home even more desirable. Situated on a quiet crescent, surrounded by mature trees, and just a short walk to three top-rated schools, this home is perfect for families looking to settle in a peaceful and well-established neighbourhood. The large backyard gives you the freedom to design your dream outdoor space, whether it's a lush garden, patio, or play area for the kids. Don't miss the chance to own this incredible home with so much potential! 76 Jensen Crescent is the perfect blend of comfort, style, and space.**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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









