



THE
A-TEAM

**RE/MAX
FIRST**

64 ASPEN Crescent, Airdrie T4B 1K5

MLS®#: **A2192369** Area: **Airdrie Meadows** Listing Date: **02/24/25** List Price: **\$445,000**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Airdrie**
 Year Built: **1978**
Lot Information
 Lot Sz Ar: **2,872 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Landscaped,Level,Low Maintenance Landscape,Rectangular Lot**
 Park Feat: **Double Garage Detached**

DOM

-0
Layout
 Beds: **3 (2 1)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`0" x 15`7"	Kitchen	Main	9`2" x 10`0"
Dining Room	Main	9`2" x 6`11"	Bedroom - Primary	Main	11`5" x 11`7"
Bedroom	Main	9`6" x 11`7"	4pc Ensuite bath	Main	8`7" x 4`11"
Family Room	Lower	19`11" x 12`10"	Bedroom	Lower	11`11" x 10`7"
3pc Bathroom	Lower	8`10" x 5`8"	Laundry	Lower	8`1" x 4`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R2

7711277

Remarks

Pub Rmks: **Discover 64 Aspen Crescent SE, a fully developed and beautifully updated semi-detached home with no condo fees in a quiet and mature neighbourhood. Here are 5 things we LOVE about this home (an we're sure you will too): 1. A HOME MADE FOR LIVING: With spce for the while family to spread out, a private Westerly exposed backyard and double detached garage; this is a full-size home! As soon a you step inside, you'll realize the updated, contemporary kitchen is truly the heart of this home while opening onto a generous size dining nook. The living room easily fits your furnishings and is accented large picture windows filling the great room with natural light. The primary bedroom accommodates a Queen-size bedroom set and is perfectly appointed with walkthrough closet and access to the updated cheater ensuite while the second bedroom is also a great size. Downstairs find an over-size rec room, 3rd bedroom and updated 3-piece bathroom. 2. A KITCHEN YOU'LL WANT TO USE: This is a kitchen! Featuring 2-tone cabinetry, quartz counters, stainless steel appliances, subway tile backsplash, breakfast bar and plenty or prep and storage space. Whether you're preparing a feast or warming up takeout you'll feel right at home here. 3. ALL THE UPDATES: From the contemporary kitchen to and gorgeous bathrooms to hand-scraped laminate flooring on the main floor, vinyl windows and newer roof shingles (2015) this home is move-in ready. 4. PRIVATE BACKYARD OASIS: There is truly no comparison between a 1970's backyard and the postage stamps of today. Not only is your new backyard spacious and private but is ready for summer with concrete patio and newer hot tub with pergola (hot tub negotiable). 5. A MATURE, QUIET FAMILY ORIENTED NEIGHBOURHOOD: Aspen Meadows is one of Airdries most established and convenient neighbourhoods. Residents enjoy wide, tree-lined streets, large lots and easy access to Yankee Valley Boulevard, Deerfoot Trail and highway 567.**

Inclusions:
Property Listed By: **N/A
Century 21 Bamber Realty LTD.**

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





