



**GRASSROOTS**  
REALTY GROUP

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**113 Hawkey Crescent NE**  
**Airdrie, Alberta**

**MLS # A2242193**



**\$524,900**

<b>Division:</b>	Jensen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,001 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, T		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden, Landscaped, Level, Private, Street Lighting, T		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, Storage		

**Inclusions:** Shed

This charming and immaculately maintained 4-bedroom bungalow offers the perfect blend of indoor and outdoor living. The spacious and open main floor open living area is flooded with natural light and offers the perfect layout for entertaining guests or enjoying cozy family nights. The main floor features 3 Bedrooms, a 4-piece Bathroom, and a primary Bedroom complete with 2-piece ensuite. Downstairs you will find a large rec room, that flows into a family room framed by a wood burning fireplace. You will also find a fourth bedroom with 3-piece ensuite, plenty of storage, and laundry. A standout feature of this property is the large landscaped backyard with a covered and enclosed Patio. Whether you're hosting summer barbecues, playing with the kids, or simply relaxing with a book, this outdoor oasis will quickly become your favorite retreat. The lush greenery, garden space and thoughtful landscaping provide a serene backdrop for all your outdoor activities. For those who require additional storage or workspace, the property boasts a oversized double detached garage equipped with a 100 amp electrical service. This property also offers fenced RV parking and a garden shed. Situated in the family friendly community of Jensen, this home offers a prime location with easy access to all the amenities Airdrie has to offer. Enjoy nearby parks, schools, shopping, and dining, all within a short distance. The neighborhood is known for its welcoming atmosphere and community spirit, making it an excellent place to call home. Don't miss the opportunity to make this beautiful bungalow your own. Schedule a viewing today and experience the perfect blend of comfort, convenience, and community living.