



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**40 Aspen Crescent SE**  
**Airdrie, Alberta**

**MLS # A2242782**



**\$570,000**

<b>Division:</b>	Airdrie Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	873 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Interior Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** Fridge in the garage, extra trim and molding, pallet and cabinets all in the garage.

Welcome to this beautifully renovated bi-level home in the heart of Airdrie Meadows—where modern design meets comfort and convenience. With 4 spacious bedrooms, 2 full bathrooms, and a bright, open-concept layout, this home is perfect for families, first-time buyers, or those looking to downsize without compromising on style and comfort. The brand-new kitchen features sleek cabinetry, quartz countertops and stainless steel appliances. Your back door leads you directly to your private deck, ideal for morning coffee or summer BBQs, overlooking a low-maintenance backyard that gives you more time to relax and enjoy. The lower level is fully finished with 2 additional great size bedrooms, a modern 3-piece bathroom, and flexible space for a rec room, home office, or play area. Major mechanical upgrades include a new furnace, HWT and electrical panel, giving you peace of mind for years to come. Plus, your double garage with walls already insulated, provides ample space for parking, storage or even a workshop. Located on a quiet street in a mature neighbourhood, you're just minutes from schools, parks, shopping, and easy access to Highway 2—making this the ideal location for commuters and families alike.