



**GRASSROOTS**  
REALTY GROUP

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**72 Aspen Crescent SE**  
**Airdrie, Alberta**

**MLS # A2244760**



**\$515,000**

<b>Division:</b>	Airdrie Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	994 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Aggregate, Alley Access, Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Rectan		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Mixed
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Central Vacuum, Kitchen Island, Storage, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** Kitchen Island, Fridge (basement), Couch (basement), Mattress (basement), Shelving Unit (storage room)

Location! Location! Location! This well-kept and newly updated home is located on a big lot in the heart of Airdrie. The central location allows the kids to walk to school, parks, bike paths or allows you to walk for your weekly groceries! The home boasts 4 bedrooms, 2.5 baths and 2 great living/gathering spaces, along with a private yard, and a gravel pad for two vehicles. The home features a bright and cheery open concept with a large white kitchen, roomy dining area with deck access and a large bright living room. The spacious primary bedroom has updated flooring, en-suite and closet The basement has also been completely renovated with new oversized windows in the living space and bedroom. Included in the reno's throughout the home are New Windows, Flooring, Appliances, Paint and is ready for a first time home owner or fantastic for an investment property. The exterior features a large west facing yard, mature trees, patio perfect for gatherings and BBQ's.