



GRASSROOTS
REALTY GROUP

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47 Edmund Way SE
Airdrie, Alberta

MLS # A2245180



\$649,900

Division:	Edgewater		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,814 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Rectangular Lot		

Heating:	Fireplace(s), Forced Air
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: N/A

****Open house this Saturday August 9th 1-3PM!**** Situated on one of Airdrie's most desirable streets, this lovely home sits amid mature trees on a quiet crescent. Beautifully remodeled, this home has a modern, fresh and inviting feel from the moment you drive up. With a back lane, there is ample privacy from neighbours and RV parking with a concrete pad. Walking inside, you'll love the warm Scandinavian design. Many updates have taken place here including central air-conditioning, vinyl plank floors, new carpet, fresh paint throughout, knock down ceiling to replace popcorn ceiling, updated interior doors and closets, luxury window coverings with a duplicate set that will be left for new owners and so much more. The front dining room is perfect for entertaining friends, with a large picture window at the front, a new built-in bar with bamboo counters and a vaulted ceiling that highlights the stone wall with an electric fireplace. The kitchen has updated appliances, a central island and a breakfast nook with a door that leads out to the backyard. The upper level has a stunning primary suite with a custom California closet. The ensuite has been entirely updated with a gorgeous tiled shower. Two additional bedrooms each with custom closet organizers and a new 4 piece bath (tub, tile, sink, vanity, toilet, fixtures) finish off this level. The lower level has large windows with a living room highlighted by a gas fireplace with a new mantle. You will also discover a spacious 4th bedroom and a complementary new 3 piece bathroom. Access to the garage is also found at this level. The basement is unfinished with laundry, and plenty of storage space. The backyard has a gorgeous garden for those with a green thumb. There is also a large deck, perfect for simply relaxing and enjoying our fleeting summer nights. This is a tight knit community with neighbours that look out for each

other. If you are looking for a place to put down roots, this home beckons. Close to schools, central Airdrie shopping, churches and walking paths.