



GRASSROOTS
REALTY GROUP

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118 Ridgebrook Drive SW
Airdrie, Alberta

MLS # A2248898



\$589,000

Division:	Ridgeway		
Type:	Residential/House		
Style:	Bi-Level		
Size:	885 sq.ft.	Age:	1982 (43 yrs old)
Beds:	5	Baths:	2
Garage:	Driveway, Heated Garage, Oversized, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Gazebo,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home		

Inclusions: N/A

Welcome to this charming bi-level home, perfectly nestled in a well-established and family-friendly neighborhood, backing directly onto the serene Nose Creek Park. With direct access to walking paths right from your backyard, this property offers a peaceful retreat while keeping you close to schools, shopping, and community amenities. Step inside and discover a thoughtfully designed layout, starting with the bright and inviting main floor. You'll find the living room filled with natural light from the large front window, creating a warm and welcoming atmosphere. The functional kitchen offers ample counter space and cabinetry, making it ideal for preparing meals and entertaining. The dining area opens onto a covered deck, where you can enjoy morning coffee, family dinners, or summer barbecues while taking in the lush park views. This upper level also features two comfortable bedrooms and a full 4-piece bathroom, making it a perfect fit for young families or those looking for a manageable, cozy space. The fully finished lower level expands your living options with three additional bedrooms, ideal for growing families, guest accommodations, or a home office setup with another full bathroom. Car enthusiasts and hobbyists will appreciate the oversized single attached garage, providing plenty of room for parking, storage, or a small workshop. The front driveway also offers additional off-street parking. Whether you're starting your homeownership journey or seeking a property with extra room for family and friends, this home is a true gem. With its rare combination of a prime park-backing location, and inviting outdoor living spaces, it's the perfect place to create lasting memories. This is more than just a house — it's a home designed for comfortable family living in a community you'll love.

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