



**GRASSROOTS**  
REALTY GROUP

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**97 Alpine Crescent SE**  
**Airdrie, Alberta**

**MLS # A2255793**



**\$459,900**

<b>Division:</b>	Airdrie Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	947 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Lawn, Level, Low Maintenance Landscape, T		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Dry Bar, Laminate Counters, No Smoking Home, Storage		

**Inclusions:** Shed(s) in Yard.

Welcome to this nicely appointed and well-maintained 3+1 bedroom home, ideally situated on a quiet, family-friendly street in the sought-after community of Airdrie Meadows. Offering a perfect blend of comfort, space, and functionality, this charming residence is ideal for growing families or empty nesters looking to downsize without compromise. The main level features three nice bedrooms, gleaming hardwood floors, a bright and open-concept living room, a spacious kitchen, and a well-appointed 4-piece bathroom. Large windows throughout the home allow for an abundance of natural light, creating a warm and inviting atmosphere. The fully finished basement offers excellent versatility and additional living space, complete with above-grade windows, a cozy family room with a dry bar and custom cabinetry, a large fourth bedroom or multi-purpose room currently used as a billiards room, a 2-piece bathroom, and a functional laundry/utility/storage area. Nestled on a bright and sunny corner lot, the outdoor space is truly exceptional. Enjoy summer afternoons on the large back patio and evenings gathered around the oversized firepit. The expansive backyard, surrounded by mature trees, offers both privacy and potential—with ample room to build a detached garage while still maintaining the tranquil setting. Located within walking distance to schools, parks, shopping, downtown Airdrie, public transit, and just minutes to local restaurants, coffee shops, pubs, and major roadways, this location offers both convenience and community. Don't miss the opportunity to own this delightful home in one of the area's most desirable neighborhoods. Book your private showing today!