



**GRASSROOTS**  
REALTY GROUP

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**126 Elizabeth Way SE**  
**Airdrie, Alberta**

**MLS # A2257194**



**\$549,900**

<b>Division:</b>	Edgewater		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,325 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Parking Pad, Tandem		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** Built In Safe

Welcome to this beautifully updated 2-storey home, ideally located in the highly sought-after community of Edgewater and backing directly onto peaceful green space. Meticulously maintained and thoughtfully upgraded, this home features central air conditioning, a newer high-efficiency furnace, hot water tank, water softener, and a durable metal roof for long-term peace of mind. The main level offers a bright and functional layout with a welcoming living room, spacious dining area, a fully renovated kitchen with modern finishes, and a convenient powder room. Upstairs, you'll find two generously sized secondary bedrooms, an updated main bathroom, and a spacious primary suite with a private ensuite. The fully finished lower level provides added versatility with an additional bedroom, a large family room, laundry area, and plenty of storage. Enjoy a private backyard with no rear neighbors—perfect for relaxing or entertaining. Located within walking distance to schools, parks, pathways, places of worship, Genesis Place, and Airdrie's brand-new public library, this home offers the perfect blend of comfort, functionality, and location.