



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**26 Elston Place
Airdrie, Alberta**

MLS # A2258809



\$540,000

Division:	Edgewater		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,424 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Level, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	DC-16-A
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to this charming home tucked away on a quiet cul-de-sac, perfectly positioned on a spacious pie shaped lot. Inside, soaring vaulted ceilings fill the living area with natural light and create an open, airy atmosphere. The main floor features a welcoming kitchen, a convenient bedroom, and a half bath. Upstairs, you'll find a cozy secondary bedroom, a full bathroom, and a spacious master retreat designed for comfort and relaxation. The lower level offers a separate side entrance leading to an (illegal) suite with one bedroom, a den, a full bathroom, a kitchenette, and a versatile rec/living room ideal for extended family, guests, or creative use. With no houses directly behind you. Your backyard offers rare privacy, opening through a gate to a peaceful walking path and green space. Enjoy the views from your large deck, perfect for relaxing or entertaining while taking in the tranquility of your surroundings. This location is truly unmatched walking distance to the new library, Nose Creek Park, Main Street transit, shopping complexes, countless churches, farmers markets, preschools, elementary and middle schools, plus endless walking and biking trails. And because the cul-de-sac opens right onto Allen Street, you'll have a front-row seat to community parades and major local events no need to drive anywhere. This home beautifully combines privacy, lifestyle, and a prime location.