

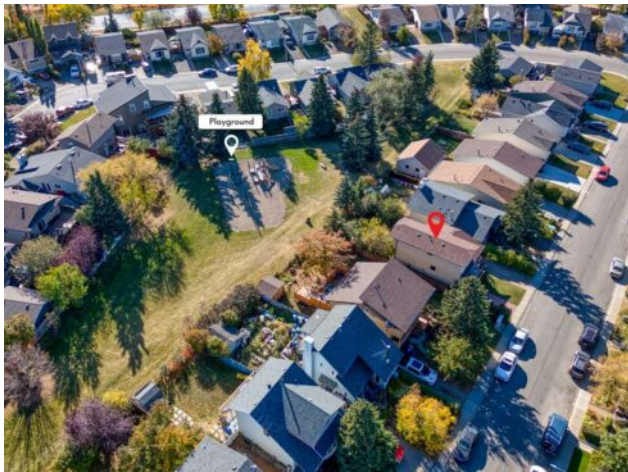


GRASSROOTS
REALTY GROUP

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

47 Elk Hill SE
Airdrie, Alberta

MLS # A2262503



\$425,000

Division:	Edgewater		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,328 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Many Trees, No Neighbours Behi		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC-16-A
Foundation:	Wood	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features		

Inclusions: Shed

Welcome to 47 Elk Hill SE — where warmth, community, and comfort come together. This 4-bedroom gem is tucked away on a quiet, family-friendly street in one of Airdrie's most walkable areas. Backing onto a peaceful green space with a small neighbourhood park, it's the kind of spot that feels like a hidden sanctuary — where the kids can safely play out back, neighbours wave on evening walks, and the soft rustle of mature trees reminds you that you've found something special. Just steps away, Nose Creek Regional Park stretches out with over twenty acres of trails, picnic areas, and open space to explore. In winter, it transforms with maintained skating areas, snow-dusted walking paths, and nearby sledding hills — a true four-season escape for families, pets, and anyone who loves the outdoors. Inside, this home carries a rare sense of care and continuity — lovingly maintained by its original owners and thoughtfully updated over time. The maple hardwood floors (installed around 2011) set a warm, inviting tone throughout the main level, while both bathrooms were tastefully renovated in 2018, the stucco exterior was redone in 2019, and the front deck rebuilt just a few years ago — perfect for your morning coffee. Windows and doors were updated in the mid-2000s, the roof replaced within the last decade, and a new electrical sub-panel was added this year. The appliances, including the fridge, dishwasher, washer, and dryer, have all been replaced in recent years as well. Inside and you'll find a layout that truly works for family life. The main level features a bright living and dining area overlooking the park, a functional kitchen with loads of storage, and a large walk-in pantry and laundry room combo just off the kitchen — a feature that's as practical as it is rare. From

there, a bonus room connects back to the entryway, offering the perfect spot for a home office, playroom, or creative space. Upstairs, you'll find two spacious bedrooms and a 4-piece bathroom, both bedrooms comfortably sized and full of natural light. Downstairs, the basement adds incredible versatility with two additional bedrooms, one of which includes a hidden rough-in for a future bathroom, plus a large family room ideal for movie nights or a kids' hangout zone. As the colder months roll in, this home truly shines. Its solid, well-insulated design helps keep it warm and efficient through winter, naturally retaining heat and creating a cozy, inviting atmosphere. Picture quiet evenings watching the snowfall over the park, weekend skates at Nose Creek, and the simple joy of a home that's ready for comfort. Life here comes with convenience built in. Schools for every age are within walking distance, groceries and cafés are just a short stroll away, and Airdrie's Main Street is close enough to enjoy the local buzz without ever disturbing your peace. Commuting is also a breeze with quick access to major routes — This Home Is the perfect place to grow, to settle, and to belong.