



GRASSROOTS
REALTY GROUP

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115 Sunridge Crescent NW
Airdrie, Alberta

MLS # A2266060



\$539,900

Division:	Sunridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,097 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Air conditioning unit, solar panels.

Welcome to this spacious and stylish fully developed bilevel home offering nearly 2,000 sq. ft. of comfortable living space in the highly desirable Sunridge community that is within walking distance to the tri-schools and where homes rarely come to market. Step inside to an inviting open-concept main floor featuring vaulted ceilings, high-grade laminate flooring, and a bright kitchen with skylight and generous eating area. The primary bedroom includes a walk-in closet and a convenient 2-piece ensuite, with an additional generous-sized bedroom completing the main level. The bright, open basement is perfect for relaxing or entertaining, offering a cozy family room and flex space with a gas fireplace, plus a large additional bedroom, full bathroom, and plenty of storage. Enjoy the beautifully landscaped yard, designed for privacy with mature trees and shrubs, along with upper and a lower private deck — ideal for outdoor gatherings. Additional highlights include a double attached garage (insulated and roughed-in for heat), solar panels for lower utility costs, and air conditioning to keep you cool in summer. With a newer furnace and hot water tank, this home has been updated top to bottom, inside and out — ready for you to move in and enjoy.