



**GRASSROOTS**  
REALTY GROUP

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**45 Alpine Crescent SE**  
**Airdrie, Alberta**

**MLS # A2276793**



**\$569,000**

<b>Division:</b>	Airdrie Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	875 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Stone, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

<b>Inclusions:</b>	N/A
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45 Alpine Crescent is a fully renovated bi-level in the established Airdrie Meadows community, close to schools, shopping, parks, and urgent care. The main level offers an open-concept living room, dining area, and new kitchen with quartz countertops, full-height tiled backsplash, upgraded range hood, and stainless steel appliance package (To be installed). Two bedrooms and an updated 4-piece bathroom complete the upper level. The fully developed basement includes a large family room with a gas fireplace, a third bedroom, a 3-piece bathroom, finished laundry, additional storage, and a sump pump for added peace of mind. Upgrades include a new electrical panel, updated windows, newer roof, new siding, updated furnace and hot water tank, high quality laminate flooring throughout (no carpet), upgraded lighting with pot lights, modern interior glass railing, open stair design, and new interior doors and trim. Quartz countertops extend into both bathrooms, and a new washer and dryer are included. The property also features a large, private backyard with new landscaping and mature trees, plus a 21.5' x 29.2' detached insulated garage with 220V wiring. Reach out today to book your private showing!