



**36 Alpine Crescent SE  
Airdrie, Alberta**

**MLS # A2297886**



**\$464,900**

<b>Division:</b>	Airdrie Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,045 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Off Street, Oversized		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Open Floorplan, Pantry, Vinyl Windows		

**Inclusions:** Garden Shed. Rain Barrel & Enclosure. Doghouse. Lawn decorations.

Welcome to 36 Alpine Crescent. Nestled in a quiet, non through road , in the mature community of Airdrie Meadows. This bright spacious 3 level split has so much to offer its new family. The main floor greets you with an open floor plan flooded with natural sunlight. Hardwood floors usher you into the front sitting room. Large dining room area with a built in pantry & French doors leading to your outside oasis. The kitchen is open to the dining & sitting rooms making interaction with family & guests during meal preparation optimal. Newer stainless steal appliances including the built in wall oven, dishwasher (2025), refrigerator (2025) & countertop range (2020). Upstairs you will be introduced to the spacious primary bedroom with closet built ins. The second & third bedroom. And, the 4 pc main bath with updated vanity & light fixtures. The lower level rec room boasts 2 large windows which keeps the natural light flowing throughout this warm welcoming space. This is where families gather & memories are made. This large open area is ideal for family movie/games nights & has plenty of space to accommodate an office or study area. The extended laundry & utility area offers plenty of additional storage while the massive crawl space will ensure that your garage is never cluttered with unnecessary items. This area is also home to a cold storage room. Ideal for canning or wine. There is plenty of space in the utility room to install a second bathroom & a portion of the rec room could be converted to a bedroom if desired. Ask your mortgage broker about the purchase plus improvements program. Outside the rear French Doors you will enter your garden oasis. The massive 3 tiered deck is ideal for entertaining or kicking back & enjoying those warm summer nights. Step into your very own Secret Garden...where the magic of imagination awaits you. Creatively thought out flower beds &

design. A secluded lower patio with a beautiful arched entry. Extensive storage under the deck. Storage shed. Side storage shed. And, an oversized garage measuring almost 22 x 24 ft. Fully insulated with 220 wiring. This large lot could also accommodate an RV pad with some alterations. Additional upgrades include a stunning wrought iron side gate. Windows & doors replaced app 20 yrs ago. Furnace replaced app 2010. Hot water tank replaced app 2015. Roof replaced app 2014. Phantom screens at the front & rear doors. Vacu Flo & Water softener. This home is conveniently located within walking distance to 4 different schools. Churches. The Kinsmen Park & Arena. The Urgent Centre & downtown Airdrie. Quick access to highway 2 for those who commute. This is a great starter home for a single person, couple, or small family. Under \$475,000 with no condo fees! Contact your favourite agent today to call this home your own.