



43 Elizabeth Way SE
Airdrie, Alberta

MLS # A2302234



\$489,900

Division:	Edgewater		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,193 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Pantry		

Inclusions: Central Vac (as is), solar panels, TV bracket in family room

FULLY DEVELOPED WALKOUT BI-LEVEL BACKING ONTO GREEN SPACE! Welcome to 43 Elizabeth Way SE in Airdrie — a well-maintained and thoughtfully updated home offering over 2,200 sq ft of developed living space, perfectly positioned with direct access to a park and green space right out your back gate. The main level is bright and inviting, featuring vaulted ceilings and beautiful hardwood flooring in the spacious living room, enhanced by a stunning bay window that floods the space with natural light. The renovated kitchen offers rich cabinetry, granite countertops, and a functional layout that flows seamlessly into the sunny dining area — ideal for everyday living and entertaining. Upstairs you’ll find three well-sized bedrooms, including a comfortable primary retreat complete with a 3-piece ensuite and walk-in closet. The main bathroom has been tastefully updated, adding to the home’s overall appeal. The fully developed walkout basement provides exceptional additional living space with a large family room featuring a cozy gas fireplace and new LVP flooring. This level also includes a fourth bedroom, full bathroom, dedicated office, and a spacious rec room, making it ideal for growing families or those needing flexible space. Situated on a large lot, this property offers both privacy and convenience, with schools, pathways, and Nose Creek Park just minutes away. Added value comes with solar panels, helping to improve energy efficiency and reduce utility costs. Exceptionally well priced, this is a fantastic opportunity to own a move-in ready home in a family-friendly location with unbeatable access to outdoor space.