



**41 Alpine Crescent SE**  
**Airdrie, Alberta**

**MLS # A2302323**

**\$519,000**



<b>Division:</b>	Airdrie Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,031 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level		

**Heating:** Forced Air, Natural Gas

**Floors:** Hardwood, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Quartz Counters, Storage, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** N/A

Looking for a detached home with a BRAND NEW KITCHEN & EN-SUITE BATHROOM in the low 500's? This may be the one for you. Outside you'll first notice the large lot sizes in this mature Airdrie neighbourhood. As you enter you'll come to the main living room featuring a wood burning fireplace & bay window to bring in lots of natural light. Next you'll come to the brand new kitchen with lots of cabinet space, QUARTZ COUNTERS and New Stainless Steel Appliances. Moving down the hall you'll come to the master bedroom, which is complete with a Walk-In Closet & New Ensuite-Bathroom! Also on this main level you'll find a great size second bedroom, and another full bathroom. Moving downstairs you'll notice the new vinyl plank flooring. Down here you'll find 2 additional rooms that could be used as office space, bedrooms, or flex spaces, as well as a large rec room. Completing the basement you'll find a dedicated storage room, half bathroom, laundry. Don't forget the brand new furnace in 2025! Moving outside you'll come to the large SOUTH FACING BACKYARD, with lots of grass space, RV Parking, and a Single Detached Garage