



**121 Croxford Estates NE
Airdrie, Alberta**

MLS # A2110071



\$1,995,000

Division:	Croxford Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,222 sq.ft.	Age:	2007 (17 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Additional Parking, Asphalt, Driveway, Front Drive, Garage D		
Lot Size:	3.01 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Environmental Reser		

Heating:	In Floor, Fireplace(s), Forced Air, See Remarks	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	RR-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Built-in Speakers, 90" TV & Mount in Basement, Pool Table & Accessories, Hot Tub, Fire Pit, Alarm System, Instant Hot Water, Bar Dishwasher		

RARE FIND……. QUIET & PRIVATE COUNTRY LIVING within the City of Airdrie! CROXFORD ESTATES is a one-of-a-kind mature community & these properties don’t come up for sale often! With convenient City Amenities – in AIRDRIE, 10 mins to CROSS IRON & 15 mins to CALGARY this location is hard to beat. STUNNING CUSTOM-BUILT WALKOUT BUNGALOW on 3 manicured acres with NATIVE TREES BEHIND! Greeted with solar powered/stone pillar gates leading up your private paved driveway lined with trees the CURB APPEAL is sure to impress. Upon entering through the spectacular double glass doors, you will be met with A GRAND VAULTED ENTRYWAY which presents gorgeous views to the SOUTH FACING BACKYARD, loads of windows to allow ample natural light to flood this open plan. The living room boasts a floor to ceiling rock fireplace with custom made TIMBER MANTLE. The newly upgraded kitchen is a chef’s dream! With granite countertops, double ovens, warming oven, double dishwashers, SUB-ZERO FRIDGE, undermount drawer microwave, 2 sinks and a walk-in pantry that is large enough to hold a separate fridge & freezer. Off the dining area are 2 separate French doors leading to the deck which spans the length of the entire house. One side is covered to be able to BBQ all year long and the other has a power awning for your outdoor family enjoyment. The primary retreat is just steps away on the main level, with a fireplace for those cozy nights & again double doors leading to the maintenance free balcony for your morning coffee or evening sunset! The SPA LIKE EN SUITE features a two-person jetted tub, walk-in doorless shower with spa faucets, double vanities, and a makeup vanity. It even has two walk-in closets! A second bedroom (or convenient home office) with large closet

and additional access to the main bath with an oversized glass shower. To complete the main level, you enter into the large laundry room with sink, loads of cabinets and 3 large closets. CUSTOM CURVED STAIRCASE leads you to your professionally developed WALKOUT BASEMENT with IN-FLOOR-HEAT! Here you will find 2 more large bedrooms, a JACK & JILL bathroom with double vanities, a media room, a family room with a 2- sided gas fireplace that is enjoyable from the outside while in the hot tub or if you prefer you could sit by the fire pit. A games room with pool table / ping pong table and a full service wet bar. Another added luxury of this home is a gym with a roll up door to enjoy the outside view while exercising. Last but not least, there is an attached HEATED 4-CAR GARAGE which is every man's dream! EPOXY FLOORS, 220-volt, car hoist, sink and stairs leading to the basement. Book your private viewing today to experience TRANQUILITY with CITY AMENITIES!