



**19 Dry Creek Bay
Airdrie, Alberta**

MLS # A2134354



\$1,379,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	1,690 sq.ft.	Age:	1976 (48 yrs old)
Beds:	3	Baths:	3
Garage:	220 Volt Wiring, Driveway, Front Drive, Garage Faces Front, Heated Garage,		
Lot Size:	4.00 Acres		
Lot Feat:	Cul-De-Sac, Landscaped, Level, Many Trees, Pie Shaped Lot, Private, See R		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, See Remarks	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RR-4
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Open Floorplan		

Inclusions: Seller' has window curtains which are included with the house curtains are not on the display. Trampoline is also included

****CLICK ON 3D FOR VIRTUAL TOUR TO VIEW THE HAVENLY ACREAGE**** Discover the perfect blend of urban convenience and natural beauty with our exclusive Acreage home with 4 acre land nestled within Airdrie's city limits. The property offers easy access to the City of Airdrie's amenities, such as schools ,shopping and parks, just a 5-minute drive away, while Cross Iron Mills shopping mall is a short 10-minute drive and 15 minutes drive to Calgary for additional convenience. Experience serenity in your private haven, surrounded by lush greenery and mature trees. Seamlessly integrating modern elegance with rustic charm, this residence offers over 2700 sq ft of luxurious living space on a 4 level split for all your convenience with a freshly painted interior (2024), fully renovated basement (2024), and new front and rear decks ,new Hardie board siding ,Soffit facia ,gutters (all exterior 2021) plus a concrete pad (2021). Enjoy the warmth of a new furnace and comfort of the newly installed carpet throughout this stunning family home. Entertain effortlessly in the open-concept layout, featuring a chef's kitchen with stainless steel appliances, a gas stove, and a spacious island. The inviting living room and dining area are perfect for gatherings, with large windows framing picturesque views of the landscape. Retreat to the upper level, where a grand master bedroom complete with ensuite. Additional well-appointed bedroom with full 5pc bathroom .Another generous bedroom with full bathroom is in the basement ensuring comfort for all. The fully renovated basement offers versatility, including another separate lower level boasting a massive 23 ft x 21 ft recreational/bonus room ideal for family gatherings and activities provide ample space for family and guests Additionally, it features ample storage space, providing convenience for your belongings.

Prepare to be impressed by the garage amenities of this unique residence. With a quad plus garage offering ample storage space and a fully heated garage every need is catered to with ease. This garage boasts versatility, accommodating up to 7 cars /toys and featuring one front-facing entrance and another side-facing entry. Additionally, it includes an oversized, fully heated, and insulated garage space equipped with 220 VOLT amp, perfect for use as a workshop. Do you need more storage ? we have a Quonset next to the house for your more storage. Experience the tranquility of country living, with in city limit. Explore your own oasis at this exquisite Acreage property, where luxury meets natural beauty. Book your private viewing today!