



**243 Flett Drive NE**  
**Airdrie, Alberta**

**MLS # A2140420**



**\$625,000**

<b>Division:</b>	Jensen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,178 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Granite Counters, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** TV Arm & Bracket.

Searching for a rare gem? Get ready to fall in love! Extensively upgraded 4 bedroom home with loads of character, nestled in the prestigious mature community of Jensen. This immaculate home, brimming with notable curb appeal, embodies the perfect blend of style, sophistication and comfort! As you step into this beautiful home, you are welcomed by an abundance of natural light and a living area that showcases a thoughtful layout conducive to both entertaining and family living. LUXURY VINYL PLANK flooring flows seamlessly into the Living Room space, featuring a massive bay window and cozy wood burning FIREPLACE, surrounded by stunning tile & a detailed mantle. The slate tiled kitchen is remarkable, fully equipped with STAINLESS appliances that include a GAS Dacor stove w/ electric convection oven, a new Delta faucet, exquisite GRANITE countertops, custom white soft-close drawers & cabinetry w/ under cabinet lighting that extend to the ceiling. Its dynamic design, inclusive of an informal Dining area, allows for the preparation of delectable cuisine while engaging with guests or overlooking family activities. The BRIGHT Primary Suite incorporates a 3-pc Ensuite for added privacy, and the additional 2 spacious bedrooms share a 4-pc Bathroom, offering versatile opportunities such as a Home Office, Gym, or Guest Rooms! The FULLY FINISHED Basement offers even more impressive living space, with a massive Rec Room that can be transformed to cater to your personal needs. Also on this level is a HUGE BEDROOM w/ a walk-in closet, a cold room, unlimited storage, an organized Laundry/sewing room with tiled floors, and a perfectly-equipped 4-pc Bathroom. The house's exterior is equally updated w/ beautiful landscaping in the front and back, complementing the attractive facade of the community. The large back deck, fenced backyard,

and QUAD DETACHED GARAGE adds an extra layer of privacy - great for outdoor events or tranquil relaxation w/ extensive garden beds for gardeners & green thumbs alike. The HEATED GARAGE also hosts 220v, and a 10' DOOR! Located in one of Airdrie's BEST communities that is tucked near so many amenities - Tri-schools, recreational facilities, shopping, and a plethora of parks and green spaces. Don't miss this exceptional opportunity to own this home, call today to arrange your private viewing!