



**8 Alpine Crescent SE**  
**Airdrie, Alberta**

**MLS # A2148381**



**\$535,000**

<b>Division:</b>	Airdrie Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,025 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Double Garage Detached, Heated Garage, See Remarks		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Low		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** n/a

This move-in ready home is located on a quiet crescent, in a location that is quick to both downtown and the QE2. The front porch, with its fresh coat of paint & shady pergola, is the perfect spot for your morning coffee. Screen door greets you as you step into the foyer. Sunny living room has a new front window & gleaming flooring. Dining space has a great-sized window. Wash the dishes in the kitchen, overlooking your mature yard, or visit with people in your living room. Primary bedroom has a frosted window, for added privacy. Out the back entrance onto a good-sized concrete patio, the perfect spot for hosting those summer BBQs. This yard is the gardener's dream with both garden and flower beds. Tons of space for your fresh vegetables. Space in this yard to park your RV. Family room in the basement is a cozy spot for watching movies. 4th bedroom is located downstairs. Built-in shelving in the storage room. Double detached garage has a new gas heater plus new windows. Both the hot water tank and high-efficiency furnace are new. A quick walk to grocery shopping, restaurants, coffee shop and the library. Quick access onto the QE2, taking you into Calgary, or Cross Iron Mills. Come and view today, and start enjoying this yard before the summer is gone.