



**28 Waterstone Crescent SE  
Airdrie, Alberta**

**MLS # A2150716**



**\$579,900**

<b>Division:</b>	Waterstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,335 sq.ft.	<b>Age:</b>	1991 (33 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<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>	High Ceilings, Kitchen Island, Pantry, Storage		

**Inclusions:** Shed, TV in basement on wall

FRONTING GREEN AREA | QUIET STREET | BEAUTIFUL LANDSCAPING (w/ large deck) | BI-LEVEL w/ over 2,500 sq ft developed space (5 bed/3 bath) | DOUBLE GARAGE | All in Airdrie's 'Waterstone' - featuring a peaceful, family-friendly environment with beautiful parks, convenient amenities like schools nearby. As you pull up you'll notice the quiet street, ample parking, and the small green area in front. Vaulted ceilings invite you into the home as you walk in, that leave you with a breathe of fresh air along with large windows beaming in sunlight. The layout offers a large living + dining combo at the front, leaving the place feeling spacious the moment you step foot in. Hardwood floor lead you towards the kitchen/breakfast nook, a perfect place to enjoy your home cooked meals. The kitchen features: Oak cabinets, newer SS appliances, island space, window overlooking the sink, new sink, good amount of storage space. Main floor is complete with 3 bedrooms, 2 full baths and laundry room. With the primary being a great size that offers walk in closet and a private ensuite - a must have! Head down to the lower level to find a cozy fireplace with built in oak feature mantel, that has a living space off it. There is also another large rec room, + 2 bedrooms. One of which has an ensuite. The backyard paradise is one you'll enjoy for many years to come. With the large deck off the kitchen nook for BBQs, which leads down to a stone patio and large landscaped lot. This features: beautiful mature trees, picturesque fire pit hangout w/ stone feature, shed. Located in a great area that is walking distance to schools, on a quiet street and with a green area in front - The numerous upgrades in recent years include: furnace, hot water tank, vacuum system, shingles, siding, soffits, facia, eavstroughs, all windows, fencing, screen doors, kitchen counters, sink, back splash,

appliances & hardware on cabinets, main floor bathroom toilets, sinks, taps & counters. The double attached garage is insulated, drywalled & 22 wiring, the back yard has underground sprinklers. Book your viewing today before, it's gone. Click on link to view 3D tour.