



**64 Elderwood Place SE
Airdrie, Alberta**

MLS # A2152815

\$599,900



Division:	Edgewater		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,270 sq.ft.	Age:	1992 (32 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Lawn, Landscaped, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Walk-In Closet(s)		
Inclusions:	n/a		

Enter this delightful and inviting home and be welcomed by the impressive 12-foot vaulted ceilings that create a feeling of spaciousness and elegance. The large windows in the living room fill the space with natural light, making it perfect for relaxation or hosting guests. With over 2000 square feet of beautifully designed living space, this pristine 3+1 bedroom bi-level home is located in the sought-after community of Edgewater in Airdrie. The kitchen is equipped with top-of-the-line LG appliances, making meal preparation a breeze. The home is also energy efficient, with a high efficiency furnace, central air unit, and on-demand water heater all installed in 2022. The fully finished basement is versatile and bright, ideal for a home gym or home-based business. Each bathroom features low-flow toilets for added efficiency, and the laundry room includes a large capacity LG washer and dryer. The roof, siding, gutters, and fascia were all replaced in 2015, ensuring the home is well-maintained. Close to Airdrie pathways, city transit, schools, and shopping centers, this home offers convenience and accessibility. Situated on a quiet cul-de-sac, this property is perfect for families with children of all ages, providing a safe and welcoming community environment. With 4 bedrooms, 2.5 bathrooms, a fully finished basement, and a double attached garage, this detached bi-level home has everything needed for comfortable family living. Don't miss out on the opportunity to own this exceptional home in the desirable community of Edgewater in Airdrie.