



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**58 Jensen Heights Place NE
Airdrie, Alberta**

MLS # A2204361



\$599,990

Division:	Jensen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,606 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Low Maintenance Landscape, Many Trees, No Neigh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, Separate Entrance		

Inclusions: N/A

HUGE PRICE REDUCTION *Welcome to 58 Jensen Heights Place NE Airdrie! * This charming two-storey home boasts a quaint front porch and stunning curb appeal. Nestled in an established neighborhood, walking distance to schools and shopping plazas, the property features a mature landscape and a huge west backing walkout lot. With almost 1,600 sq ft of living space, this beautifully maintained home offers a generous floorplan perfect for families. The open kitchen features appliances, a corner pantry, and a window overlooking the expansive backyard. Additional Features include large windows allowing for natural sunlight, Patio door leading to a deck ideal for entertaining and BBQs, Cozy family room with a corner gas fireplace and upgraded hardwood flooring, Convenient main floor laundry, Primary bedroom with a full ensuite and walk-in closet and two additional bedrooms with a 4-piece bathroom. The Walk-out basement offers it's own SEPARATE ENTRANCE, ultimate entertainment space, complete with a rec room, a bedroom, a stylish wet minibar which can be easily converted into kitchen, and a 3-piece ensuite bathroom - perfect for hosting friends and family in style. The backyard is a tranquil retreat, complete with established trees, Berry shrubs, and sunny west exposure with no neighbors at the back. Upper floor & basement Carpet has been upgraded in 2023. Don't miss this rare opportunity to own a beautiful home in a desirable neighborhood! Call your favorite realtor to book a showing.