

**20 Sunridge Close NW  
Airdrie, Alberta**

**MLS # A2153132**



**\$529,000**

<b>Division:</b>	Sunridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,326 sq.ft.	<b>Age:</b>	1993 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	City Lot, Cul-De-Sac, Few Trees, Front Yard, Garden, Interior Lot, Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, 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	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

**Inclusions:** None

Welcome to this stunning gem in Airdrie, where modern updates meet comfortable living! This expansive home boasts 4 spacious bedrooms, 2 full baths, and 2 half baths, offering over 1,840 sq ft of total developed space, including a fully finished basement. It's perfect for families seeking ample space and a welcoming environment. Nestled on a massive pie lot, this property enjoys a south-facing orientation, ensuring that every room is bathed in natural light throughout the day. The living areas are warm and inviting, creating a perfect setting for both relaxation and entertaining guests. Recent updates have enhanced the home's appeal and functionality. Enjoy the luxury of brand-new carpet installed in 2023, providing a plush and comfortable feel underfoot. The new luxury vinyl plank (LVP) flooring, also added in 2023, comes with a 20-year warranty, combining durability with a sleek, modern look. Fresh paint throughout the home in 2023 gives it a crisp, clean, and contemporary feel, ready for your personal touch. Additionally, the new roof, installed in 2019, offers peace of mind and long-term protection from the elements. The new cordless faux wood blinds beautifully adorn the windows. The home's location is truly unbeatable. It's just a 2-minute walk to Fletcher Regional Park, a wonderful spot for outdoor activities, picnics, and enjoying nature. A short 2-minute drive brings you to a variety of shopping destinations, including SuperStore, Canadian Tire, Dollarama, Party City, Tim Hortons, Starbucks, and many more. This prime location means you're never far from the essentials, entertainment, and dining options. Public transportation is easily accessible, with nearby bus stops making commutes and travel convenient. This property is more than just a house; it's a home designed for modern living with thoughtful updates, a prime

location, and ample space for every family member. Don't miss the opportunity to make this beautiful, move-in-ready house your new home in Airdrie!