

\$528,000 - 9 Aspen Crescent Se, Airdrie

MLS® #A2218232

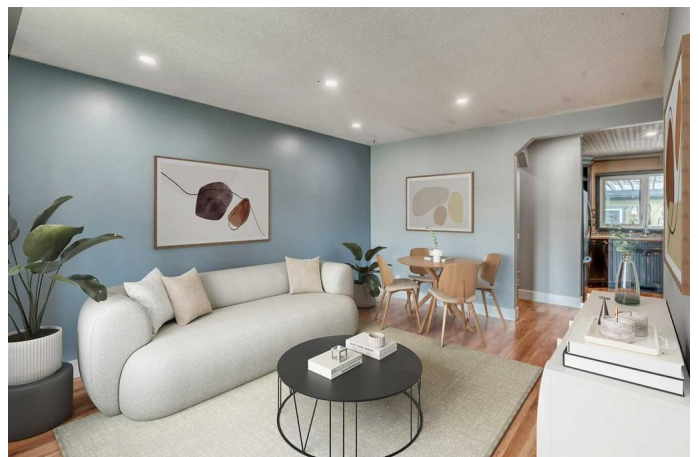
\$528,000

3 Bedroom, 2.00 Bathroom, 974 sqft

Residential on 0.11 Acres

Airdrie Meadows, Airdrie, Alberta

**** Be sure to watch the full cinematic home tour of this stunning home**** Welcome to 9 Aspen Crescent, a charming fully finished bungalow in the heart of Airdrie Meadows, offering comfort, style, and a sunny south-facing backyard oasis. With nearly 1,875 sq ft of total developed space, this home features a warm and welcoming layout starting with a spacious living/dining room combo that flows effortlessly into the character-rich kitchen. Complete with distressed cabinets, a granite sink, and abundant storage, the kitchen exudes cozy country charm. The main floor includes primary bedroom and 2 additional generously sized bedrooms and a full 4-piece bathroom. Downstairs, discover a large family and recreational space, perfect for entertaining or relaxing. The 3-piece bathroom, spacious laundry room with storage, and a den (easily converted into a 4th bedroom with the addition of a window) complete the lower level. Outside, enjoy a beautifully landscaped yard with a sun-drenched deck and pergola, perfect for summer gatherings. The oversized, insulated double garage offers ample parking and workspace, plus there's even room for your RV! Raspberries line the side yard, adding to the home's charm. Significant updates include: furnace and central air conditioning (2022), premium vinyl siding and trim (2023), fridge (2023), and washer (2023). Other key improvements over recent years: windows, shingles, doors, insulation, cabinets, sump pump, hot water tank, lighting, trim,



paint, and flooring. Located on a quiet, family-friendly crescent, youâ€™re minutes from schools, parks, and shopping. This move-in-ready gem offers immediate possession â€“ donâ€™t miss your chance to call it home!

Built in 1978

Essential Information

MLS® #	A2218232
Price	\$528,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	974
Acres	0.11
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	9 Aspen Crescent Se
Subdivision	Airdrie Meadows
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 1K2

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Insulated, Oversized
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Closet Organizers
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood

	Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2025
Zoning	R1

Listing Details

Listing Office	eXp Realty
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