

**262 Jensen Drive NE**  
**Airdrie, Alberta**

**MLS # A2223144**



**\$450,000**

<b>Division:</b>	Jensen		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Golf Cart Garage, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Other, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	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, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Approx 16x12ft Wooden Shed on Parking Pad, Bedside Night Stands, Floating TV Shelf in Living Room, smaller shed

\*\*\*WELCOME HOME!\*\*\* An INCREDIBLE Opportunity to own a Beautifully UPDATED & FULLY DEVELOPED two-story Duplex nestled on an Oversized Lot in the PERFECT LOCATION! Watch your kids walk to school from the comfort of your home, as this lovely Family Home fronts directly onto the School & GREENSPACE! Boasting more than 1700ft over 3 levels, this METICULOUSLY MAINTAINED home exudes PRIDE OF OWNERSHIP, showcasing Luxury Vinyl Plank Flooring & an abundance of NATURAL LIGHT, compliments of the Large Windows throughout. The main level is the Heart of the Home offering a Functional design that flows seamlessly from the Bright & SPACIOUS Living Room to the well appointed CHEF'S KITCHEN & Dining Area overlooking the Sunny WEST Facing Backyard. The perfect space for entertaining friends, hosting Holiday dinners or casual eating with the Family! Completing the main floor is a 2pc Powder Room conveniently tucked away from the main living area. Enjoy the MOUNTAIN VIEWS from the upper level which offers a Large Master Retreat, 2 additional Bedrooms & a Nicely Renovated Full Bath. Heading downstairs, your DEVELOPED Lower Level provides ADDITIONAL LIVING SPACE featuring a Large FAMILY/REC Room with room for a Games/Fitness Area - the perfect spot for movie nights with the Family! Step outside into your Nicely LANDSCAPED Backyard - THE SPOT to BBQ & Entertain Friends & Family, relax & enjoy the sunshine on your Large Deck or let your green thumb flourish in your Raised Garden Bed. Your Fully FENCED Backyard also offers a Storage Shed, direct alley access, Parking Pad/room for RV PARKING plus a NEW 12x16 Dedicated WORKSHOP/TOY SHED! This TURN-KEY Family home features many Functional UPGRADES including a Double Staggered Party

Wall, Flooring, Newer Bathrooms & MORE. Jensen is a Highly Coveted & Family Friendly Neighbourhood, surrounded by Lush Greenspaces & Tranquil Walking Paths, Active Lifestyle & quick access to Recreation Facilities & countless Amenities & the QE2 offering a prominent sense of Community, Livability & Walkability! Simply Move In & Enjoy everything that Jensen has to offer!