

**12 Aspen Crescent SE**  
**Airdrie, Alberta**

**MLS # A2324455**



**\$499,000**

<b>Division:</b>	Airdrie Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	924 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Private, Rectang		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** wood shelving in garage, work bench in garage, garage heater

Located on a quiet street in one of Airdrie's most established and sought-after communities, Airdrie Meadows, this bright, spacious, well-maintained, and move-in ready home is one you won't want to miss. The main floor features an updated kitchen, beautiful laminate flooring, and three generous bedrooms. The inviting basement is filled with natural light and offers a spacious family room, a fourth bedroom, and additional living space perfect for a growing family, guests, or a home office. Recent updates include a new garage door, brand-new basement carpet, and a newer composite deck. Outside, you'll love the oversized heated double detached garage—ideal for car enthusiasts, hobbyists, or anyone in need of extra workspace. This great property is perfect for first-time buyers, investors, or those looking to downsize without compromise. Book your private showing today!