

**81 Ashwood Road SE**  
**Airdrie, Alberta**

**MLS # A2326882**



**\$485,000**

<b>Division:</b>	Airdrie Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	928 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Heated Garage, Oversized		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<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>	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage		

**Inclusions:** TV Mounts, Security System & Cameras (No service contract), Basement Fireplace, Swingset Play Centre in Backyard, Electric Garage Heater, Wardrobe In Upper Bedroom

**\*\*OPEN HOUSE SUN JULY 12th 11am - 1pm\*\*** Beautiful updates and a welcoming family layout make this Airdrie Meadows home easy to love from day one. Rich hardwood flooring extends throughout both levels with no carpet anywhere, while neutral colours, upgraded lighting and an oversized heated detached garage add everyday comfort and peace of mind. Gather with family and friends in the bright, open main living area where an oversized window frames the mature front yard and fills the space with natural light. At the heart of the home, the renovated kitchen pairs white cabinetry with granite countertops, an upgraded backsplash, stainless steel appliances and a large centre island that naturally brings everyone together. Adjacently, the dining area is complemented by a charming barn door pantry that adds character while keeping everyday essentials neatly tucked away, then flows effortlessly onto the expansive composite rear deck for seamless indoor/outdoor living. At the end of the day, the primary bedroom becomes a relaxing retreat, while the main level is rounded out by two additional bedrooms and an updated 4-piece bathroom. Downstairs, matching hardwood flooring creates seamless continuity throughout an exceptionally well laid out lower level designed for changing family needs. Flexible living areas easily accommodate media, games, fitness, hobbies, a home office or children's play spaces while furniture placement naturally defines each zone, including the fireplace which adds warmth and atmosphere. A 4th bedroom and an updated 3-piece bathroom create excellent space for guests, teenagers or extended family. As a bonus - the mechanical room in this home is excellent, with amazing storage space, an upgraded high efficiency furnace (2025) and new hot water tank (2025). Outside, the west-facing backyard invites you to unwind on

the large deck while children and pets enjoy plenty of grassy play space below. Mature landscaping enhances both privacy and beauty and the included swing set is ready for countless afternoons of outdoor fun. Set within the established community of Airdrie Meadows, this home places schools, neighbourhood parks and everyday amenities within walking distance while nearby Nose Creek Park and Iron Horse Park add scenic pathways, playgrounds and year-round recreation just minutes from home.