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325 Flett Drive NE
Airdrie, Alberta

MLS # A2348096



$509,000

Division:	Jensen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,260 sq.ft.	**Age:**	1979 (47 yrs old)
Beds:	5	**Baths:**	3
Garage:	Concrete Driveway, Double Garage Detached, Front Drive, Garage Faces Fro		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage		

Inclusions: Garage Heater, 2nd Fridge, Shed.

**OPEN HOUSE Sunday Nov 1st at 2-4pm ** Fully-finished FIVE Bedroom Bungalow set on a mature, tree-lined lot, backing the Tri-School Parks, with an extended driveway & heated Double Detached Garage - offering a fantastic combination of space, character, and a layout designed for everyday life. Step in from the front porch to a welcoming Foyer with an organized closet and rich hardwood flooring that flows into a bright and spacious Living Room, where a large picture window fills the space with natural light. The open concept Dining area hosts impressive wall-to-wall built-in cabinetry, adding loads of storage and plenty of character. The adjoining Kitchen features tile flooring, abundant white cabinetry, stainless steel appliances, a convenient garburator, a corner pantry and a built-in eat-up island with additional storage. A window above the sink looks toward the backyard, while the conveniently located Mudroom provides direct access outside and to the fully finished lower level. Tucked privately down the hall, the Primary Bedroom features a large window, carpeted flooring and an expansive wall-to-wall closet with mirrored doors, along with its own 3-pc Ensuite boasting LVP floors and plenty of vanity storage. TWO additional Bedrooms, each with their own closet, share a spacious 4-pc Bathroom with a relaxing jetted tub. Completing the main level is a Linen closet for added organization. Downstairs, there is so much more living space. The massive open Rec Room is anchored by a gas fireplace with tile surround and a wood mantle, creating an inviting space for movie nights, games or entertaining. TWO more generously sized Bedrooms bring the home to a total of five, while a large 4-pc Bathroom, lower-level Laundry, utility room and an impressive amount of additional storage round out the basement. The fully fenced and landscaped backyard is made

for enjoying! A large wood deck provides plenty of room to lounge, dine and entertain, while mature colourful trees offer shade and privacy. Best of all, the property backs directly onto the green space and park surrounding the tri-school site, meaning no neighbours directly behind and schools, playgrounds and walking paths just steps from home. A heated detached garage with attic space and a newer garage door, plus the long extended driveway, add even more practicality to a home with space both inside and out. In case all the boxes weren’t checked, this home also boasts a Water Softener AND CENTRAL A/C! This unique property is MOVE-IN READY and has it ALL! Nestled in the established, mature, and incredibly convenient community of Jensen — come see it TODAY and snag your chance to call 325 Flett Drive ~ HOME.

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