

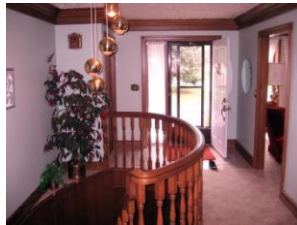


Presented by: Milt Brandson



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**C3437537** **155 Croxford Estates** **\$780,000**



<b>Style:</b>	Hillside Bungalow
<b>Home Size:</b>	147.7 sm / 1590 sf
<b>Living Room:</b>	M 4.2 x 4.05
<b>Dining Room:</b>	M 4.25 x 3.5
<b>Kitchen:</b>	M 4.08 x 3.35
<b>MST Bedroom:</b>	M 4.6 x 3.35
<b>Bedroom #2:</b>	M 3.3 x 2.7
<b>Bedroom #3:</b>	L 4.45 x 3.16
<b>Bedroom #4:</b>	L 4.45 x 2.49
<b>Family Room:</b>	M 4.87 x 4.57
<b>Bathrooms:</b>	1-3 pc; 1- 4 pc; 1-4pc Ensuite
<b>Den:</b>	

<b>Taxes:</b>	\$2,907 / 2010
<b>Possession:</b>	30- 60 Days/Neg
<b>Fireplace:</b>	Gas
<b>Floor Coverings:</b>	Carpet, Lino
<b>Basement:</b>	Fully Finished
<b>Foundation:</b>	Concrete
<b>Exterior:</b>	Brick, Vinyl
<b>Roof:</b>	Asphalt Shingles
<b>Lot Size:</b>	4 Acres +-
<b>Year Built:</b>	1981
<b>Garage/Parking:</b>	1 Front Double Attached Garage 1 Rear Double Attached Garage

Included In Sale: Refrigerator, Stove, Dishwasher, Washer, Dryer, Hood Fan, Freezer, Window Coverings, Central Vacuum system & attachments, Central air

Spacious 4 Bedroom bungalow located in Croxford Estates on a 4 acre parcel of land that has a fantastic mountain and city view of Airdrie in a private setting with an abundance of trees. This home features a formal dining room with beautiful crown mouldings at the ceiling, living room, family room with a fireplace. The kitchen is a good size, nice eating nook with great views. The main floor has 2 bedrooms, master has an ensuite. A beautiful spiral staircase leads you to the developed basement with 2 additional bedrooms, Hot Tub room as well as plenty of storage. A double front & rear double attached garage. There is also a 40' x 60' Quonset. Home has great curb appeal and is adjacent to Airdrie boundry.



All above information, although believed to be correct, is not warranted to be so.