



# 19 Emberdale Way Airdrie Alberta

\$450,000

**\*\*Click the Multimedia Button for a full video walk through!\*\*** Welcome to this delightful, fully updated bungalow in the heart of the highly sought-after Emberdale community. Located just steps from Nose Creek Park, with its stunning natural beauty, and only a short stroll to the vibrant and amenity-rich downtown area, this home is perfect for those who love both serenity and city life—ideal for nightlife, entertaining, and outdoor adventures. This meticulously maintained 4-bedroom, 1-bath home boasts an impressive list of updates, including CanExcel siding, a brand-new 25-year roof, hot water tank, windows, and flooring throughout. The kitchen is bright and spacious, with room for an island or small table, offering plenty of space to cook and entertain. Modern appliances, including a new dishwasher and stove, complete the kitchen upgrade. The home's open layout allows natural light to flow effortlessly from room to room. The large living room seamlessly connects to the new front deck—perfect for enjoying your morning coffee in the fabulous sunlight. The dining area is perfect for hosting family gatherings and dinner parties. The primary bedroom is generously sized, featuring a closet organizer for optimal storage with a 4pc bathroom and two more bedrooms completing this level. Downstairs, you'll find a separate entrance, making it ideal for multi-family living or even renting out the lower level. With a spacious bedroom with egress windows, a living area, and fresh new carpet, the lower level offers plenty of versatility and comfort. Outside, the backyard faces southeast, giving you sun all day long. Enjoy a spacious, private space that is perfect for outdoor activities, gardening, or relaxing in the sunshine. This charming bungalow offers a rare combination of quiet living with easy access to everything you need—whether it's the beauty of Nose Creek Park or the e...

Family room 19.75 Ft x 19.50 Ft

Bedroom 12.67 Ft x 10.75 Ft

Other 12.42 Ft x 7.50 Ft

Eat in kitchen 11.42 Ft x 10.75 Ft

Living room 16.17 Ft x 11.67 Ft

Dining room 8.00 Ft x 5.00 Ft

Primary Bedroom 13.58 Ft x 12.17 Ft

Bedroom 12.17 Ft x 8.00 Ft

Bedroom 11.58 Ft x 8.50 Ft

4pc Bathroom 10.08 Ft x 4.92 Ft

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