



75 Emberdale Way Airdrie Alberta

\$574,900

WOW!! ***LOOK AT THIS NEW PRICE JUST REDUCED JUNE 24 ***Gorgeous 2 story former SHOWHOME! You have got to see this gorgeous, updated air-conditioned home that give you over 2800sf of living space in the community of Edgewater. This home can accommodate a growing family or extended family as there is room for all. Starting with the exterior that has been lovingly updated and maintained. The front landscaping is maintenance free...no lawn cutting here. Enter in through the new shaker style double doors into large foyer. The oak woodwork will wow you. The living room is huge with tons of sunlight coming in and adjacent is the formal dining room. All new LUX windows done in 2024, new hot water tank 2025, LG Fridge & Stove, Dishwasher and OTR microwave (waiting to be installed) all new in 2024. There is even a second fridge for all those extras. The kitchen is good size with tons of counter space, cupboard space, eating area & easy access to the balcony for those BBQ nights. How perfect for extended family/parents and/or teens that there are 2 bedrooms on the main with a full bath. The main floor bath can be plumbed for a second main floor washer and dryer. The upper level boasts the primary bedroom with ensuite and walk in closet. For those working from home, next to the primary is a huge loft with sliding doors out to another balcony. It is an absolute retreat! The walk out basement has a large rec room, kitchen table area, stand alone bar, office area or another bedroom (just needs a wardrobe closet), front bedroom is huge with 2 big windows and room for a couch/chair area, laundry room with sink, storage room and a 2 pce bathroom round out this lower level. The driveway has ample space for not only your vehicles but also your RV. Airdrie has a family friendly atmosphere, numerous parks & strong community spirit. It hosts the Airdrie Children's Festival, Miniatur...

Primary Bedroom 13.25 Ft x 18.58 Ft

Loft 26.83 Ft x 22.67 Ft

4pc Bathroom 11.00 Ft x 7.42 Ft

Recreational, Games room 13.58 Ft x 18.92 Ft

Bedroom 18.83 Ft x 13.50 Ft

Bedroom 12.75 Ft x 13.08 Ft

Storage 6.67 Ft x 7.42 Ft

Living room 19.33 Ft x 14.58 Ft

Dining room 13.17 Ft x 8.42 Ft

Kitchen 12.33 Ft x 17.67 Ft

Foyer 7.33 Ft x 12.08 Ft

Bedroom 10.67 Ft x 8.83 Ft

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Listing Presented By:



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Laundry room 12.58 Ft x 6.58 Ft

2pc Bathroom 8.25 Ft x 5.67 Ft

Bedroom 14.08 Ft x 8.58 Ft

5pc Bathroom 14.08 Ft x 8.08 Ft