



70 Edmund Way Airdrie Alberta

\$659,000

The appeal of this home begins the moment you arrive; a stamped concrete driveway leading to a heated double attached garage, HARDIE BOARD SIDING and a sprawling 0.16 acre, well-appointed lot complete with a separate BACKYARD WORKSHOP. The outdoor space is truly exceptional, featuring a large deck with gazebo, mature trees and landscaping, RV parking, a permitted chicken coop, and a beautiful new HOT TUB (2024) set on a stamped concrete patio—perfect for relaxing or entertaining. Step inside to a spacious and thoughtfully updated four-level split designed to comfortably accommodate family life. The main floor makes an immediate impression with a stunning custom kitchen by Layne Kitchens and Design. No expense was spared, with granite counters, built-in ovens, an induction cooktop, a massive island, and elegant cabinetry with convenient sliding storage features. A bright front living area with SOARING CEILINGS and a generous dining space complete this level. Just a few steps down, you'll find a cozy living room centred around a feature GAS FIREPLACE with built-in shelving on both sides, along with a convenient half bath, laundry area, and direct access to the attached garage. The lower level offers a comfortable family room, a full bathroom, and a fourth bedroom, plus an impressive storage area that also houses the new furnace (2025). Upstairs, the home continues to impress with two bright secondary bedrooms, a recently renovated five-piece main bath, and a spacious primary retreat featuring a newly updated three-piece ensuite and walk-in closet. This home is also loaded with MODERN TECHNOLOGY including app-based lighting (with kid-friendly graphics in the secondary bedrooms), app-controlled thermostat and front blinds, a high-end Telus security system inside and out, and even an app to help keep the chickens happy. With exceptional indoor and outdoor spaces, thoughtful...

3pc Bathroom 4.92 Ft x 7.50 Ft

5pc Bathroom 10.33 Ft x 5.08 Ft

Bedroom 9.42 Ft x 16.17 Ft

Bedroom 9.25 Ft x 12.75 Ft

Primary Bedroom 15.00 Ft x 16.83 Ft

3pc Bathroom 7.83 Ft x 6.08 Ft

Recreational, Games room 14.67 Ft x 17.08 Ft

Furnace 18.67 Ft x 17.92 Ft

Family room 19.00 Ft x 15.00 Ft

Laundry room 2.92 Ft x 6.17 Ft

2pc Bathroom 6.75 Ft x 6.08 Ft

Dining room 8.08 Ft x 18.42 Ft

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Listing Presented By:



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Bedroom 11.08 Ft x 9.25 Ft

Living room 15.50 Ft x 12.25 Ft