

**155 Croxford Estates NE**  
**Airdrie, Alberta**
**MLS # A2231724**

**\$1,299,000**

<b>Division:</b>	Airdrie		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,816 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Aggregate, Asphalt, Double Garage Attached, Driveway, Front Drive, Garage		
<b>Lot Size:</b>	4.00 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Dog Run Fenced In,		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RR-4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Crown Molding, French Door, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home		

**Inclusions:** Hoist, compressor and tire racks are NEGOTIABLE

This exceptional custom-built bungalow, nestled on 4 acres within the esteemed Estate community of Croxford Estates, offers an idyllic blend of serene country living and unparalleled convenience, located just 5 km from downtown Airdrie and a mere 20-minute drive to Calgary. Boasting fully paved access directly to the property via a circular driveway, this haven overlooks majestic mountains, complemented by beautiful mature trees and meticulously maintained landscaping. For those dreaming of an ultimate mechanic's garage and workshop, this property delivers beyond expectation. It features 2 oversized attached garages seamlessly accessible from the main floor: a front attached 24x25 garage and a rear tandem 24x26x31 garage equipped with an 11' door, providing ample space for vehicles and projects. The crowning jewel for any enthusiast is the magnificent 40x60 shop, boasting a durable concrete floor, three 10' x 10' doors, and three skylights that flood the space with natural light — truly a perfect domain for hobbies, storage of all dad's toys, trailers, or boats. The warm and inviting bungalow itself spans nearly 1815 square feet on the main floor, complemented by a fully developed 1575 square foot basement, creating a total of over 3300 square feet of finished living space. Its traditional floor plan exudes elegance, showcasing exquisite custom-built oak woodwork, crown molding, and a charming stone fireplace. The main floor welcomes you with a front den/office, featuring a beautiful oak French door that leads into a grand formal dining room, easily accommodating a table for twelve or more guests. The kitchen gracefully overlooks the great room, which is anchored by another beautiful stone fireplace and double sliding doors that open to a sunny SE-facing deck, offering picturesque views of the mountains and expansive open space. This

level also includes a 4piece bath with a jetted tub and 2 comfortably sized bedrooms, notably a very generous primary retreat complete with a walk-in closet and a 3piece ensuite. A wide, gracefully curved staircase descends to the fully developed basement, where a massive media room awaits, alongside two large additional bedrooms, a dedicated exercise room, and another 3piece bath, providing an ideal teenage retreat or guest accommodation. Dog lovers will rejoice in the thoughtful inclusion of a very nice and large fenced dog run, offering complete shade for your beloved pouches. This estate home truly caters to the entire family, providing abundant room for children to play, dedicated spaces for hobbies, and a fantastic dog run. Its prime location ensures you are only minutes away from schools, convenient public transportation, bustling shopping centers, and all essential amenities, making it a perfect blend of rural tranquility and urban accessibility. Recent updates include most main floor windows, rear garage heater/light and doors replaced about 3 years ago, the furnace motor about 6 years ago, and shingles 8 years ago