

41 ALDER CRESCENT SE

AIRDRIE, ALBERTA

HELLO,
Gorgeous!

Over 1,300 sq ft of developed living space with a heated oversized garage, RV parking, functional family-friendly layout, and incredible storage... all located in the mature community of Airdrie Meadows.

MAIN FLOOR HIGHLIGHTS

- Bright and welcoming living room with large front window
- Spacious dining area ideal for everyday living and entertaining
- Custom kitchen with extensive cabinetry, pot drawers, and built-in organization systems
- Thoughtful layout with great natural light throughout
- Updated main floor windows and garden door
- Functional spaces designed for practical daily living

The main floor offers a warm, comfortable feel with smart updates and excellent use of space... creating a home that feels both functional and inviting.

UPPER LEVEL

- Spacious primary bedroom
- Two additional bedrooms
- Full 4-piece bathroom with deep tub and updated medicine cabinet

The upper level offers flexibility for families, guests, home office needs, or future lifestyle changes while maintaining a comfortable and efficient layout.

DEVELOPED LOWER LEVEL

The developed lower level extends the living space beautifully and includes:

- Large family/recreation room
- 3-piece bathroom
- Laundry area
- Massive crawl-space storage area
- Flexible space for hobbies, games, storage, or future customization

Whether you need additional living space, storage, or room for growing family needs... the lower level offers exceptional versatility.

OUTDOOR LIVING + GARAGE

Enjoy a large fully fenced yard featuring:

- Rear alley access
- Long cement RV parking pad
- Oversized heated detached garage (25'4" x 25'3")
- Fully insulated garage with blown-in ceiling insulation
- Newer composite deck
- Garden area
- Pear tree
- Storage shed included

The oversized heated garage combined with RV parking creates incredible flexibility for vehicles, hobbies, tools, toys, workspace, or future projects.

UPDATES & PRACTICAL FEATURES

- No Poly B plumbing
- Hot water tank replaced in 2021
- Garage heater installed in 2020
- Shingles & fascia replaced in 2011
- Custom kitchen & tile updates completed in 2011
- Main floor & upper windows replaced in 2005

This home offers a strong combination of practical updates, long-term value, and functional improvements buyers appreciate.

WHY YOU'LL LOVE IT

Affordable detached homes with oversized heated garages, RV parking, developed living space, and move-in-ready updates are becoming increasingly difficult to find.

41 Alder Crescent SE offers exceptional functionality, storage, outdoor space, and long-term value — all within a mature neighbourhood close to schools, shopping, parks, amenities, and commuter routes.

- Functional where it counts.
- Spacious where it matters.
- A smart move in Airdrie Meadows.

LET'S MAKE YOUR NEXT MOVE A POSITIVE ONE!

TARA MOLINA c: 403.809.4639 e: tara@taramolina.com

SHAUNA ALLEN c: 587.247.6683 e: shauna@taramolina.com

TARAMOLINA.COM

*HELLO,
Gorgeous!*

TARA MOLINA
— REAL ESTATE GROUP —

ROYAL LEPAGE
Benchmark