

**62 Jensen Heights Place NE**  
**Airdrie, Alberta**

**MLS # A2183445**



**\$579,900**

<b>Division:</b>	Jensen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,176 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Lawn, Gentle Sloping, Interior Lot, No Ne		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** none

Step inside your new home! FULLY DEVELOPED WALK-OUT BI-LEVEL in the DESIRABLE NEIGHBORHOOD of Jensen Heights! This beautiful home boasts 3+2 bedrooms, 3 full baths, Double attached (heated and wired 240v) garage and NO REAR NEIGHBORS! The main floor is a BRIGHT and OPEN floorplan with a large living room with a large bay window, perfect for loads of morning light. This flows seamlessly through to the dining area and LARGE kitchen which makes entertaining a snap. The bright white kitchen boasts LOADS of white cabinetry, lots of counter space and gleaming STAINLESS APPLIANCES (Gas stove & the fridge is virtually brand new). The kitchen features a garden door to the raised WEST facing rear deck, perfect for catching some sunshine or BBQing year round. The Primary bedroom boasts of a large walk-in closet with FULL ENSUITE and the Two secondary bedrooms are both of a good size. The basement is FULLY DEVELOPED and features Two more great sized bedrooms (both with BRAND NEW CARPET), another full bathroom and a HUGE rec room (WITH BRAND NEW FLOORING) which could easily be used as the kids play area, family entertainment space or a home theatre. The WALK-OUT level backs WEST to a large patio, private entertaining/relaxing space (wired for a hot tub) and room for the kids to play. Furnace and hot water tank were upgraded in 2019 (50L and 96%efficient, plus the home is plumbed for a water softener), Poly B plumbing was JUST REPLACED and it's all located on a quiet kid friendly cul-de-sac and only steps to the coveted Tri-School site!