

# \$1,299,000 - 155 Croxford Estates Ne, Airdrie

MLS® #A2231724

**\$1,299,000**

4 Bedroom, 3.00 Bathroom, 1,816 sqft

Residential on 4.00 Acres

N/A, Airdrie, Alberta

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 SE facing 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

Built in 1981

## **Essential Information**

MLS® #	A2231724
Price	\$1,299,000
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	1,816
Acres	4.00
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	155 Croxford Estates Ne
Subdivision	N/A
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2A4

### Amenities

Parking	Asphalt, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Parking Pad, Quad or More Attached, Quad or More Detached, RV Access/Parking, See Remarks, Aggregate, Driveway, Front Drive, Garage Faces Rear, Rear Drive
# of Garages	20

### Interior

Interior Features	Built-in Features, Crown Molding, French Door, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Natural Woodwork
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Water Distiller
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Dog Run
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Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting, Treed, Dog Run Fenced In, Pasture
Roof	Asphalt
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 17th, 2025
Days on Market	1
Zoning	RR-4

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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