



**Hanney Nelson Real Estate Group**  
Phone: 403-775-0272  
Mobile:  
Fax:  
Email: Team@hanneynelson.com  
Office: 403-775-0272

**Royal LePage Mission Real Estate**  
#100 3595 114 Ave SE  
Calgary, AB  
T2Z 3X2



30 RIDGEBROOK Drive, Airdrie, Alberta, T4B 1B1, Ca

MLS®# C4064135

Image not found or type unknown



Property Value	\$329,900
Type	House
Style	Bi-Level
Basement	Full
Parking	2 Outdoor Stalls, Front Drive Access
Year Built	1982
Living Area	835 sq.ft.
Lot Frontage	41.67 ft
Lot Size Area	447 m <sup>2</sup>
Bedrooms	4
Bathrooms	2 full

## Description

LOCATION, LOCATION, LOCATION - This attractive 4 bedroom bi-level with wood floors throughout the main level, great living room with corner fireplace, attractive 4 piece bathroom up for the spacious two upper level bedrooms and a roomy kitchen with adjacent nook area overlooking the sunny rear yard and park beyond. The lower level offers two additional bedrooms, spacious family room, 3 piece bath, laundry area with tons of storage. The front access two vehicle parking accommodates an RV as well, has a large shed complete with power, and great windows and shingles, but the best is saved for last. The south facing rear yard with large stained deck captures the peace and serenity of Nose Creek Park with its vast expanse of greenery, waterways and children's playground. Walk to shopping, transit, schools and enjoy living on a no-through street away from the traffic.







