

**53 Mayfair Close SE
Airdrie, Alberta**

MLS # A2232392



\$515,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,297 sq.ft.	Age:	1983 (42 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	City Lot, Corner Lot, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

FROM FIRST STEPS TO TEEN HANGOUTS!! THIS HOME GROWS WITH YOUR FAMILY! Tucked away on a peaceful cul-de-sac in one of Airdrie's most desirable family neighborhoods, this beautifully maintained home offers space, comfort, and family living in equal measure. With five bedrooms, two full bathrooms, and nearly 1,300 square feet on the main level alone, this home is the perfect fit for growing families or multi-generational living. Step inside to find a spacious main floor featuring 3 bedrooms up including a generous master bedroom with lots of room for your king bed! The formal living room offers privacy while overlooking the trees and gardens from a large bay window that floods the space with natural light, this will sure to be a favourite room! Your family will enjoy many great meals and conversations around the table in the bright, open-concept kitchen and dining area. The kitchen is equipped with stylish white European cabinets, abundant counter space, and a great layout that makes both everyday meals and entertaining a breeze. A small deck off the kitchen provides a perfect spot for your morning coffee and leads into the fully fenced backyard, making it child and pet friendly and also offers convenient back alley access you can install a gate should you need to store an RV! At the front of the home, you'll be welcomed by beautifully landscaped flower beds bursting with mature trees, lush bushes, and established perennials—adding great curb appeal, privacy and a warm, inviting feel. Downstairs, the fully finished basement offers incredible additional living space, including two more bedrooms, a full bathroom, and a massive recreation room that can easily accommodate a home theatre, gym, play area OR all three! The entire home has been lovingly cared for and it shows in every detail—this is a

property where pride of ownership is obvious the moment you walk through the door. The roof has a new shingles with the warranty transferrable to the new owner. Located close to schools and playgrounds, this quiet, friendly street is the ideal place to put down roots. Whether you're starting out, expanding your family, or just looking for a home with room to grow, this property truly has it all. Come see for yourself why 53 Mayfair Close should be your new address!