

**9 Jensen Crescent NE  
Airdrie, Alberta**

**MLS # A2276954**



**\$549,900**

<b>Division:</b>	Jensen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,144 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Gazebo, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Metal Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Central Vacuum, Kitchen Island, Natural Woodwork, Open Floorplan, See Remarks, Separate Entrance, Storage		
<b>Inclusions:</b>	Storage Shed, Freezer		

Welcome to #9 Jensen Crescent in Airdrie, a truly special, original-owner family home nestled on a quiet, low-traffic street in one of Airdrie's most established and family-friendly neighborhoods. Homes like this rarely come available, offering an exceptional combination of location, space, privacy, and long-term pride of ownership. This fully finished 4-level split offers over 2,200 sq ft of developed living space, thoughtfully designed to accommodate growing families or multi-generational living. With 4 bedrooms and 2.5 bathrooms, there's plenty of room for everyone to spread out while still enjoying warm, connected living spaces. Large windows allow natural light to flow throughout, while the home's "great bones" provide an excellent opportunity to personalize or update over time. The third-level walkout offers separate exterior access, adding flexibility for a home office, teenage retreat, or potential future income helper (subject to approvals). The living area is anchored by a stunning floor-to-ceiling wood-burning brick fireplace and wood wainscoting, creating a cozy atmosphere perfect for Alberta winters. Additional highlights include a cold room for storage, a central vacuum system, and all major appliances included. Step outside and discover your own private backyard oasis. The mature, fully fenced yard is beautiful, offering exceptional privacy. Enjoy summer days surrounded by abundant raspberry bushes, ample space, and room to entertain or relax on your full-size deck. The property also boasts RV parking, a storage shed, and plenty of additional parking spaces. Car enthusiasts and hobbyists will appreciate the oversized double detached garage with rear lane access, adding both convenience and functionality. New shingles on the house provide peace of mind for years to come. Location is truly outstanding.

&mdash; situated in the highly sought-after Tri-School Zone, with schools just steps away, making daily routines effortless. You're also within walking distance to downtown Airdrie amenities, including shopping, dining, parks, and services. With its fantastic curb appeal framed by a lush hedge line, family-focused layout, and unbeatable location, this home offers a rare opportunity to own a lovingly maintained home in the heart of Airdrie. A perfect blend of comfort, character, and long-term value &mdash; this is one you won't want to miss.