

# \$589,000 - 118 Ridgebrook Drive Sw, Airdrie

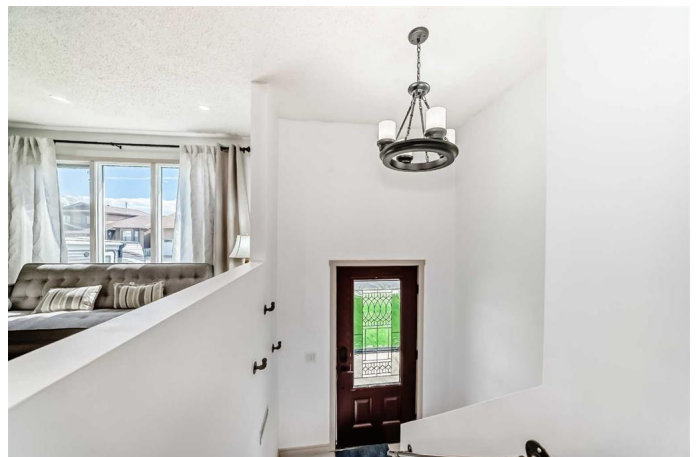
MLS® #A2248898

**\$589,000**

5 Bedroom, 2.00 Bathroom, 885 sqft  
Residential on 0.13 Acres

Ridgegate, Airdrie, Alberta

Welcome to this charming bi-level home, perfectly nestled in a well-established and family-friendly neighborhood, backing directly onto the serene Nose Creek Park. With direct access to walking paths right from your backyard, this property offers a peaceful retreat while keeping you close to schools, shopping, and community amenities. Step inside and discover a thoughtfully designed layout, starting with the bright and inviting main floor. Youâ€™ll find the living room filled with natural light from the large front window, creating a warm and welcoming atmosphere. The functional kitchen offers ample counter space and cabinetry, making it ideal for preparing meals and entertaining. The dining area opens onto a covered deck, where you can enjoy morning coffee, family dinners, or summer barbecues while taking in the lush park views. This upper level also features two comfortable bedrooms and a full 4-piece bathroom, making it a perfect fit for young families or those looking for a manageable, cozy space. The fully finished lower level expands your living options with three additional bedrooms, ideal for growing families, guest accommodations, or a home office setup with another full bathroom. Car enthusiasts and hobbyists will appreciate the oversized single attached garage, providing plenty of room for parking, storage, or a small workshop. The front driveway also offers additional off-street parking. Whether youâ€™re starting your homeownership



journey or seeking a property with extra room for family and friends, this home is a true gem. With its rare combination of a prime park-backing location, and inviting outdoor living spaces, itâ€™s the perfect place to create lasting memories. This is more than just a house â€“ itâ€™s a home designed for comfortable family living in a community youâ€™ll love.

Built in 1982

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2248898    |
| Price          | \$589,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 885         |
| Acres          | 0.13        |
| Year Built     | 1982        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 118 Ridgebrook Drive Sw |
| Subdivision | Ridgegate               |
| City        | Airdrie                 |
| County      | Airdrie                 |
| Province    | Alberta                 |
| Postal Code | T4B 1A1                 |

**Amenities**

|                |                                                            |
|----------------|------------------------------------------------------------|
| Parking Spaces | 3                                                          |
| Parking        | Driveway, Heated Garage, Oversized, Single Garage Attached |
| # of Garages   | 3                                                          |

**Interior**

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Smoking Home                                        |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                                  |
| Cooling           | None                                                                                     |
| Has Basement      | Yes                                                                                      |
| Basement          | Finished, Full                                                                           |

## Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | Balcony                                                                                   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Environmental Reserve, Gazebo, Landscaped, Level |
| Roof              | Asphalt Shingle                                                                           |
| Construction      | Stone, Stucco, Wood Frame                                                                 |
| Foundation        | Poured Concrete                                                                           |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 45                |
| Zoning         | R1                |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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