

# \$599,000 - 118 Ridgebrook Drive Sw, Airdrie

MLS® #A2248898

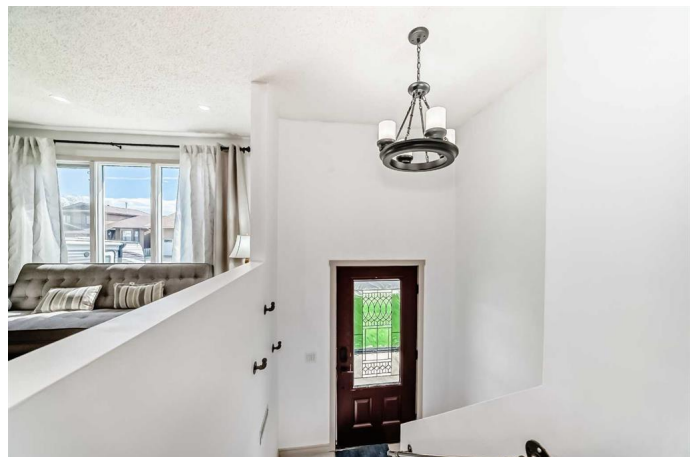
**\$599,000**

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          | \$599,000   |
| 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 | 8                 |
| Zoning         | R1                |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.