

**53 Croxford Estates NE**  
**Airdrie, Alberta**

**MLS # A2287591**



**\$1,450,000**

<b>Division:</b>	Croxford Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,769 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage D		
<b>Lot Size:</b>	4.00 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Conservation, Cul-De-Sac, Environ		

<b>Heating:</b>	Boiler, In Floor, Fireplace(s), Other, See Remarks
<b>Floors:</b>	Ceramic Tile, Hardwood
<b>Roof:</b>	See Remarks, Shake
<b>Basement:</b>	None
<b>Exterior:</b>	Brick, Stucco, Wood Frame
<b>Foundation:</b>	Slab
<b>Features:</b>	Bookcases, Built-in Features

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	14-27-29-W4
<b>Zoning:</b>	RR-4
<b>Utilities:</b>	-

**Inclusions:** Garage Heater, Swimming pool, Swim Spa, Storage Sheds

Welcome to #53 Croxford Estates NE in Airdrie, Alberta — a storybook acreage tucked into the heart of the countryside, just minutes from city conveniences. This classic Tudor-inspired country home is a rare and remarkable offering, blending old-world craftsmanship with the serenity of a private, tree-lined oasis. Set on an impressive 4 acres, this property is truly something you need to experience in person. A private, winding driveway welcomes you home, framed by mature trees and lush landscaping. Backing south, the setting captures sweeping country views, distant mountain vistas, and the unique beauty of erratic glacier rocks that add natural character and history to the land. A natural pond, established walking trails through wooded areas, and a historical rock site create an outdoor playground where kids can explore and memories are made for years to come. The stucco and brick exterior sets the tone for the timeless charm found within. Custom crafted with antique detailing throughout, this Tudor-inspired residence showcases exceptional craftsmanship. French doors, crown moulding, custom wainscoting, and a stunning giant barn door leading into the living room all add to the home's distinctive personality. The living room is anchored by a breathtaking floor-to-ceiling brick wood-burning fireplace, creating a warm and inviting space with "windows of Mother Nature" in every direction. Unique church-style stained glass windows add character and elegance to the main level den/office/library — an inspiring space for work or quiet reflection. The bright, open kitchen features granite countertops, abundant cabinetry, and beautiful sightlines to the outdoors. Tiled and hardwood floors span the main level, complemented by in-floor heat and a reliable boiler system for year-round comfort. A huge main-level laundry room

offers practicality without compromising space. Upstairs, you'll find four generous bedrooms, including an expansive primary retreat complete with a private south-facing balcony &mdash; the perfect place to take in morning sunrises or evening sunsets over your own countryside escape. Outdoor living here is simply exceptional. An inviting outdoor pool, expansive deck spaces, outdoor BBQ area, greenhouse, storage sheds, gravel parking pads, and even your own impressive erratic glacier rock create multiple areas to relax, entertain, or simply unwind in nature. The double attached heated garage and separate gated entrance provide excellent flexibility for a home-based business, additional parking, or RV storage. With school bus service right to the driveway and schools & amenities just four minutes away. This property offers the rare opportunity to live close to the city while enjoying the privacy and tranquility of a country estate. This is more than a home &mdash; it's an absolute treasure with an undeniable WOW factor. Come experience everything this extraordinary acreage has to offer.