



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

513 Spring Haven Court SE
Airdrie, Alberta

MLS # A2324840



\$389,000

Division:	Big Springs		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,106 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached, Driveway		
Lot Size:	0.23 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Metal Siding
Foundation:	Piling(s)
Features:	Kitchen Island, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	DC-16-C
Utilities:	-

Inclusions: Furnace in Garage, Sheds

WOW! MOVE-IN READY! This beautifully maintained (by long term owner) 2-bedroom, 2-bathroom home has everything you've been looking for. The bright, open-concept floor plan features a spacious kitchen with an eat-in dinette, large breakfast bar and includes the fridge, stove, and dishwasher. The kitchen opens to the inviting living room, filled with natural light from the abundance of windows. The primary bedroom offers a walk-in closet and convenient access to its own bathroom, while the second bedroom and full bathroom provide plenty of space for family or guests. A generous laundry/mudroom includes the washer and dryer and offers excellent storage and functionality. Step outside through the patio doors to your private covered courtyard, complete with a sink and space for your barbecue—perfect for creating a cozy outdoor kitchen and entertaining all summer long. Outside you'll appreciate the oversized parking area, heated double detached garage, RV parking, charming 'she' shed, and an additional storage shed. There are no 'lot' fees because you OWN the LOT. Situated in a quiet cul-de-sac just steps from the elementary school and nearby walking paths, this property offers the perfect combination of comfort, convenience, and outdoor living. Just move in and enjoy!