



GRASSROOTS
REALTY GROUP

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72 Springs Crescent SE
Airdrie, Alberta

MLS # A2329808



\$525,000

Division:	Big Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,617 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, On Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn, No Neighbours Behind, Re		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: N/A

**** Open House Saturday July 18th 2:00 PM - 4:00 PM **** Imagine stepping out your back door directly onto a serene green pathway with absolutely no neighbours behind you, just quiet privacy. This exceptional home offers a lifestyle of total convenience, starting with a safe, scenic five-minute walk to the local elementary school with zero major roads for your kids to cross. Walk five minutes in the other direction, and you'll find a beautifully lush green space for dogs to roam free, right next to a community outdoor rink ready for winter skating and hockey. Inside, the home has been completely refreshed. A freshly painted interior welcomes you, showcasing brand-new luxury vinyl plank flooring and modern, plush carpets. The kitchen is a family centrepiece, boasting brand-new stainless steel appliances, a central island, and a corner pantry. Step outside to a sunny, west-facing backyard oasis, complete with a brand-new rear deck and freshly seeded grass. Meticulous, proactive care is evident throughout. For total peace of mind, the home comes fully optimized with a recent HVAC tune-up, a smart water leak sensor, pre-installed security cameras, and a clean, pre-completed home inspection report. Upstairs, the primary retreat features its own private four-piece ensuite and a deep soaker tub, alongside two more generous bedrooms. Complete with a massive basement recreation room ready for movie nights, this turn-key home in one of Airdrie's safest, most established neighbourhoods is ready for your family's next chapter. Book your showing today!