



GRASSROOTS
REALTY GROUP

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212 Spring Haven Close SE
Airdrie, Alberta

MLS # A2347123

\$375,000

Division:	Big Springs		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	928 sq.ft.	Age:	1978 (48 yrs old)
Beds:	1	Baths:	1
Garage:	Additional Parking, Asphalt, Driveway, Parking Pad, Paved, Plug-In, RV Access		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Garden, Lawn, Level, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	DC-16-C
Foundation:	Piling(s)	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage		
Inclusions:	None		

Welcome home to this masterfully transformed detached 928 sqft residence in the desirable community of Big Springs, where recent down-to-the-studs updates deliver true peace of mind. Step inside to be immediately greeted by warm luxury vinyl plank flooring and a crisp, freshly painted interior, all backed by comprehensive new insulation, fresh drywall, updated plumbing, a 100-amp electrical panel, new hot water tank, new windows, and a fresh front entry door. Designed for effortless living, the open-concept layout centers around an inviting living area featuring a cozy electric fireplace, ceiling fan, and large windows that flood the room with natural sunlight. The brand-new chef's kitchen showcases custom birch cabinetry, gleaming quartz countertops, a sleek subway tile backsplash, and updated stainless steel appliances. A central island comfortably seats four while offering additional storage, all beautifully illuminated by recessed pot lights and elegant pendant fixtures. A chic sliding door discreetly conceals a convenient laundry area, preserving the main space's seamless aesthetic. Tucked away for ultimate privacy, the serene primary suite features built-ins and a bright window. Nearby, the completely renovated contemporary bathroom serves as a spa-like retreat, complete with dual vanities, quartz surfaces, extensive storage, and a large walk-in shower. Outdoor living is exceptional, surrounded by new fencing and fresh landscaping with lush trees, perennials, and a new outdoor stainless-steel sink with hot and cold water. Relax on the front deck beneath a pergola, step out from the kitchen onto a spacious pressure-treated rear deck, or gather around the fire pit. Gardening enthusiasts will love the custom greenhouse equipped with dedicated 20-amp power and an electric heater. Parking and storage capacity are unmatched. The property features a

thick four-inch asphalt driveway alongside an ultra-heavy-duty reinforced concrete pad, complete with a 50-amp RV plug-in—offering massive capacity for an RV, boat, or work equipment. Topped with low-maintenance yard work, fresh exterior siding, natural black stone skirting and trim, a well-maintained roof with 35-year shingles, and a reliable furnace, every single detail has been handled. Positioned minutes from Genesis Place Recreation Centre, East Lake Regional Park, Bert Church High School, shopping, dining, and close to an off-leash dog park, this move-in-ready home provides incredible value for first-time buyers, downsizers, or investors alike. Book Your Showing Today!