



GRASSROOTS
REALTY GROUP

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87 Springs Crescent SE
Airdrie, Alberta

MLS # A2350105

\$569,900

Division:	Big Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,453 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: n/a

YOUR NEW HOME ... Is nestled within the serene community of Big Springs. This exceptional two-story detached house presents an extraordinary opportunity for discerning buyers seeking refined living. This renovated residence unfolds over two levels, offering a generous expanse of 1453 square feet above grade complemented by 656 square feet of professionally finished basement space. The main floor living space offer a stunning custom kitchen, quartz counters, and black stainless upgraded appliances. Three bedrooms grace the upper level, including a primary suite boasting its own ensuite bath with a custom walk in shower, alongside two additional bedrooms and a convenient 4 piece bathroom. Below, the finished basement provides a versatile recreation room, complete with an electric fireplace, storage room, mechanical room and a full bathroom, ensuring ample space for relaxation and entertainment. Throughout, hardwood, LVP, and plush carpeting create a warm and inviting ambiance. An open floorplan fosters seamless connectivity between living areas, accentuated by triple glazed vinyl windows and low flow plumbing fixtures, promoting both comfort and sustainability. With four parking spaces secured within a double attached garage, complete with a garage door opener and workbench, practicality meets convenience. Outside, meticulously landscaped grounds, adorned with trees and shrubs, extend to numerous patios and a welcoming front porch, while enjoying access to a back lane with graveled, gated RV parking, a cul-de-sac location, and backing onto a level backyard with lawn, greenhouse and a custom built shed. Conveniently situated near shopping amenities, schools, and parks, this home offers an idyllic blend of tranquility and accessibility. Upgraded with many extras this home must be seen!

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