



GRASSROOTS
REALTY GROUP

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**4 Spring Dale Circle SE
Airdrie, Alberta**

MLS # A2227410



\$498,900

Division:	Big Springs		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,468 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Single Garage Detached, Workshop in Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot, Few Trees, Front Yard, Greenbelt, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	DC-16-C
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, See Remarks, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: NA

Don't miss this amazing opportunity to own a gorgeous family home built in 2012—making it one of the newest homes in the neighbourhood. Perfectly situated on a prime corner lot, this home offers a detached Heated garage, a large heated workshop and separate shed, 3-car driveway, and fantastic outdoor living space that sets it apart. Inside, you'll find a bright and airy layout with vaulted ceilings, tons of windows, and natural light pouring in. This highly upgraded home features 3 spacious bedrooms, 2 full bathrooms, and a layout designed for both comfort and style. The chef-style kitchen boasts full-height cabinetry, ample cupboard and counter space, two skylights, and a large centre island—ideal for entertaining and everyday use. The adjoining dining area fits family dinners with ease, while the great room offers the perfect place to unwind with its tile-surround gas fireplace and elegant mantle. The primary suite features a walk-in closet and a beautifully finished 4-piece ensuite with a Walk in - Spa Jacuzzi soaker tub. Two additional bedrooms and a second full bath provide plenty of space for family or guests. A separate laundry/mudroom with extra storage and a closet adds everyday convenience. Outside, enjoy a private, fenced-in patio—perfect for summer BBQs and relaxing evenings. Bonus upgrades include a brand new central A/C system, New Furnace and Hot water on Demand—adding even more value and comfort to this already incredible home. With a 3-car driveway, single detached garage, and a large workshop/shed, this home truly has it all. You'll be hard-pressed to find a better value—act fast, this one won't last long!