



GRASSROOTS
REALTY GROUP

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420 Spring Haven Court SE
Airdrie, Alberta

MLS # A2230488



\$449,900

Division:	Big Springs		
Type:	Residential/House		
Style:	Bi-Level		
Size:	954 sq.ft.	Age:	1978 (47 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s)		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	DC-16-C
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Crown Molding, No Smoking Home		

Inclusions: UV Light attached to furnace, Play structure and sand box Deck furniture - negotiable Microwave and stand Dining table and chairs - negotiable Baby gate at top of the stairs - negotiable EcoBee thermostat Shoe rack at entrance - negotiable Pantry in guest bedroom - negotiable

Welcome to your next home! This 1732 sqft bright and sunny bi-level has been thoughtfully updated, offering a warm and inviting modern farmhouse feel. Inside, you'll find high-end wide plank laminate flooring and an abundance of natural light throughout. The main floor features a comfortable living room, spacious dining area, and an updated kitchen with newer countertops, sink, faucet, light fixtures, and bright cabinets. Two bedrooms and a beautifully finished 4-piece bathroom complete the main level. The fully finished lower level offers even more living space, including a large recreation room, three additional bedrooms, and a stylish 3-piece bathroom. Stay cool all summer with the recently installed air conditioning (June 2023), complemented by a new two-stage furnace (October 2020), humidifier (November 2022), and UV light system (April 2023) for year-round comfort and air quality. Additional recent upgrades include a new fridge (July 2023), upstairs toilet (July 2023), and laundry machines (December 2023). The exterior has also seen improvements, including a new back fence (June 2023), enhancing both privacy and curb appeal. Outside, the spacious yard includes a large deck, fruit-bearing trees, garden beds, and plenty of space for kids or pets. The home backs onto peaceful greenspace with a nearby playground, making it ideal for families. Other key upgrades include new shingles, hot water tank, vinyl windows and exterior doors, interior doors, and light fixtures. Located on a quiet cul-de-sac and close to Genesis Place, schools, and other amenities, this move-in-ready home offers the perfect blend of comfort, style, and convenience.