



GRASSROOTS
REALTY GROUP

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**80 Spring Haven Road SE
Airdrie, Alberta**

MLS # A2230742



\$469,000

Division:	Big Springs		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,117 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC-16-C
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: NONE

This charming property is situated in the desirable neighborhood of Big Springs. Nestled on a tranquil street, it features a private backyard and an expansive driveway that leads to an oversized, insulated double garage. The driveway, spanning 96 feet and made of recycled asphalt, offers ample space for parking an RV. The spacious bungalow boasts three bedrooms and provides all essential amenities on the main floor. The Kitchen features newer cabinets, countertops, backsplash tile and a floating island plus lots of room for a large entertaining table. The lower level is partially finished, including a drywalled family room, an additional bedroom, and a three-piece bathroom. There is abundant storage space, and a hot water tank installed in 2019. This area is ready for your personal finishing touches. Great value and a must-see!