



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2232713**



**\$369,900**

<b>Division:</b>	Big Springs		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, Landscaped,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	DC-16-C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Sump Pump(s)		

**Inclusions:** Shed

Upgraded 3-bedroom home located within walking distance of the Elementary School, High School and Playground. This cozy, well-maintained home is ready for a new owner. 3 bedrooms, expansive living area , large Kitchen with movable Island and all Appliances included. The basement is wide open, ready for your new ideas (potential Suite with approval and permits from the City of Airdrie). There is even an Egress window installed downstairs (potential bedroom).. Newer Sump system (Doug Lacey ) installed a couple years ago, so no worries about moisture problems. Backing onto Green area and a walking path. Come view and enjoy.