



GRASSROOTS
REALTY GROUP

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47 Springs Crescent SE
Airdrie, Alberta

MLS # A2251684



\$629,900

Division:	Big Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,454 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: 85in Wall Mounted TV in Basement, Wall Mounted Shelves in Basement, Gazebo on Deck

Open House Saturday Aug 30, 12pm-2pm Welcome to 47 Springs Crescent SE, a beautifully upgraded family home in the heart of Airdrie, showcasing over 2,000 Sq. Ft. of developed living space and more than \$100,000 in professional renovations and updates. Set in a mature, established neighbourhood, this home is within walking distance to schools, grocery stores, and an off-leash dog park, plus it's just steps from a winter outdoor skating rink, open fields with great walking paths, and only 1.5 km from Genesis Place Recreation Centre. Commuters will also appreciate the easy access to Highway 2. From the moment you arrive, you'll notice the fresh curb appeal with new exterior paint, a custom wooden front door, and updated siding, shingles, and garage door. The landscaping has been enhanced with trees, fencing improvements, and a private back deck complete with a gazebo, perfect for summer entertaining. Inside, the home has been fully refreshed with new baseboards and trim, designer lighting, fresh paint throughout, and all new flooring on three levels, including luxury vinyl plank and ceramic tile. The chef-inspired kitchen is a showstopper with quartz countertops, stainless steel appliances, and a stylish redesign that makes it the perfect space to gather. The main floor also includes a fully updated half bath and laundry room with a brand-new washer and dryer. Upstairs, you'll find three bright, functional bedrooms, including a spacious primary retreat complete with a walk-in closet and a fully renovated ensuite featuring a modern stand-up shower. A second full bathroom upstairs has also been redone with fresh finishes. The basement is fully developed, offering a fourth bedroom, a cozy rec room with a built-in shelving unit and an included 85" Smart TV, plus a rough-in for an additional bathroom. Additional updates include a new

furnace and central A/C, custom window coverings and blinds, and an updated main floor fireplace feature wall. Every detail has been carefully considered to create a move-in ready home that truly stands out