



GRASSROOTS
REALTY GROUP

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**201 Big Springs Drive SE
Airdrie, Alberta**

MLS # A2252154



\$354,900

Division:	Big Springs		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,147 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC-16-C
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Sump Pump(s)		

Inclusions: Shed

Clean & Cozy ! Investor or First-time buyers, Room to Expand !! This well-kept home has had many upgrades over the years. 2 bedrooms plus a den, all on the Main floor. 1 Full bathroom and a 2-piece Ensuite off the spacious Primary bedroom, make this a Great Starter home for first-time buyers or for the Investor. Located next to the Elementary School with a Huge Playground and Soccer fields, you can watch the kids from the window. The large deck off the back of the kitchen make it handy for the outdoor BBQs. This home is also located next to the Walking path and in easy proximity to Shopping, Genesis Place and access to the Deerfoot. Easy to show, so come view and enjoy