



GRASSROOTS
REALTY GROUP

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**635 Maple Crescent
Springbrook, Alberta**

MLS # A2260679



\$309,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,312 sq.ft.	Age:	1955 (70 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	13-37-28-W4
Exterior:	Vinyl Siding	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions:	Dryer sold as is		
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Welcome home to this inviting 4-bedroom, 1.5-bath single-family residence in the growing community of Springbrook. Thoughtfully laid out, the main level flows easily from the entry to a comfortable living & dining space as well as the large open kitchen with breakfast bar. Double doors leads out to the beautiful wrap around deck. Three bedrooms & 1 bathroom are conveniently located together on the upper level, providing a private sleeping wing and family flexibility. The basement has one bedroom that just needs trim and flooring to complete. The remaining space is a blank canvas: finish it to create a rec room, home office, gym, - the potential is yours. Outside you will find a good sized fenced yard, a detached single garage & long driveway for extra parking. Well-situated and full of charm, this home combines classic comforts with room to grow.