



**GRASSROOTS**  
REALTY GROUP

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**47 Springs Crescent SE  
Airdrie, Alberta**

**MLS # A2279309**



**\$589,900**

<b>Division:</b>	Big Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,454 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Gazebo		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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

Fully Renovated family home in the heart of Airdrie, showcasing over 2,000 Sq. Ft. of developed living space. 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