



GRASSROOTS
REALTY GROUP

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4 Spring Dale Circle SE
Airdrie, Alberta

MLS # A2282122



\$469,900

Division:	Big Springs		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,463 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, See Remarks, Single Garage Detached, Workshop in Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot, Low Maintenance Landscape, Other, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC-16-C
Foundation:	Piling(s)	Utilities:	-
Features:	Open Floorplan, See Remarks, Skylight(s), Vaulted Ceiling(s)		

Inclusions: n/a

WELCOME HOME This Lovely UPDATED BUNGALOW is nestled on a Beautifully LANDSCAPED CORNER LOT & features a Large HEATED GARAGE + Workshop, an extra Shed & additional Driveway Parking! Boasting nearly 1500sqft, this Spacious Family Home presents a Bright OPEN floor plan, with High VAULTED Ceilings, Skylights & Large Windows, maximizing the space & natural light throughout! The main living areas blend seamlessly together - creating the ideal design for everyday living, relaxation & hosting family get-togethers! The CHEF'S Kitchen showcases UPGRADED Appliances, abundant Counter Space with an Eat-Up Breakfast Bar & Rich, Extended Height Cabinetry, flowing seamlessly into the Large Dining Area & Living Room with cozy GAS Fireplace. The Private Master Retreat is the perfect spot to unwind at the end of the day, featuring a large WALK-IN Closet & a Beautifully UPDATED ENSUITE complete with a Walk-IN Spa Jacuzzi Soaker Tub & Shower. 2 Additional Bedrooms, another Full Bath & Laundry/Mudroom with extra storage space complete this lovely abode. Stay cool & comfortable on hot Summer days with the convenience of Central AIR CONDITIONING or head outside, where you can enjoy the peace & quiet on your expansive, fully fenced & private Covered PATIO... THE spot for BBQ's & entertaining Friends & Family, or just sitting back, relaxing & enjoying your favourite drink! Recent upgrades include NEW CENTRAL A/C, FURNACE, TANKLESS HOT WATER & more! Big Springs is a Quiet Family focused Neighbourhood with plenty of PARKS & PATHWAYS, GREAT SCHOOLS, quick access to Shopping, Restaurants, Transit, GENESIS PLACE & MORE! Simply MOVE IN & start making new memories with your Family in this Beautiful TURN-KEY Home!

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