



**44 Sprucegrove Crescent SE
Airdrie, Alberta**

MLS # A2292256



\$549,900

Division:	Summerhill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,213 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: none

Welcome to this beautifully maintained 1,212 sq. ft. bi-level home, perfectly situated on a quiet, mature street in a highly desirable location. Nestled on a spacious lot surrounded by established trees, this property offers both privacy and a strong sense of community—just steps from schools, parks, and the scenic pathways along Nose Creek. Inside, you’ll find a bright and inviting layout designed for comfortable everyday living where a cozy fireplace provides the ideal spot to relax and unwind during cooler evenings.. The main level features three generously sized bedrooms, including a primary suite with its own full ensuite, along with an additional full bathroom. Large windows throughout the home fill the space with natural light, creating a warm and welcoming atmosphere. The fully developed basement adds incredible versatility, offering a fourth bedroom, a third full bathroom, and a spacious living area—perfect for guests, a home office, or extended family. Outside, the oversized detached garage is a standout feature, offering ample space for vehicles, storage, or a workshop, all enhanced by an abundance of natural light. This is a rare opportunity to own a well-cared-for home in a peaceful, established neighborhood with unbeatable access to nature and amenities. A perfect blend of comfort, functionality, and location—this home truly has it all.