



**12 Big Springs Crescent SE  
Airdrie, Alberta**

**MLS # A2151394**



**\$469,700**

<b>Division:</b>	Big Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,091 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Garage Faces Front, Heated Garage, Insulated, Single G		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Crown Molding, French Door, Walk-In Closet(s)		

**Inclusions:** TV mounted in upper level living room, Beer fridge (located in the wall near the furnace), Ice bin (was an ice machine - as is - only suitable for ice storage), Pool table, outdoor stainless steel BBQ cabinet, Stainless steel panel behind BBQ, Office desk in craft/bedroom on the lower level

Formerly a 4-bedroom home (2 up 2 down) this home now has 3 bedrooms (1 up and 2 down) but could easily be converted back. The yard is amazing with beautiful gardens, a great fireplace/pit, an outdoor kitchen area, and numerous places to sit, relax, and enjoy the beautiful, mature neighbourhood. The kitchen was renovated not too long ago with very nice, custom, full height, hardwood cabinetry that reaches the ceilings. Top it off with quartz countertops, nice appliances, and a custom stained glass light fixture and all it needs now is a new chef. The main upper-level bathroom was also professionally renovated, and it's a beauty. This bathroom even has a laundry chute that will drop your clothes right next to the washing machine on the lower level! The primary bedroom is massive, it has a walk-in closet, and even a 3-piece ensuite bathroom. The main floor sunken living room has solid cherry hardwood floors, a corner wood burning fireplace, and be sure to check out the high end, insulated, roman shades on the south, east, and west windows. Downstairs you will find 2 additional bedrooms, a newer high efficiency furnace (with A/C), and a newer hot water tank. The pool table and accessories can be included if desired. The single detached garage is heated, perfect for a handyman's workshop. Take a few extra minutes to have a seat out back in one of the many sitting areas. The fire pit, the stainless BBQ table, and the stainless BBQ panel can all stay. There is about 80 feet of concrete driveway here, the exterior of the home is low maintenance stucco and cedar siding, and this place is packed with character!