



**5 Big Springs Rise SE
Airdrie, Alberta**

MLS # A2158915



\$639,900

Division:	Big Springs		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,238 sq.ft.	Age:	2000 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Low Maintenance Landscape, Re		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Quartz Counters, Storage, Tile Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shed on NW side of backyard, (2) Tire Racks in attached garage, Shelving in mechanical room, Gazebo

\$20k PRICE REDUCTION! Welcome to this beautifully updated home that perfectly blends style, comfort, and functionality. Ideal for those desiring low-maintenance, virtually lock-and-leave living. Boasting TWO SPACIOUS GARAGES, this property is ideal for car enthusiasts or those needing extra storage space. Boasting a spacious 2,292 SQFT (1,238 above grade and 1,054 below grade) you'll adore this turn-key home. As you step inside, you're greeted by soaring vaulted ceilings that create an airy, open ambiance welcoming you into the inviting main living room. Every detail has been thoughtfully upgraded, including a new furnace (2022), new air conditioner (2022), and new triple-pane windows (2024) ensuring year-round comfort and energy efficiency. The kitchen is a chef's dream, featuring sleek stainless steel appliances, tile backsplash, garburator, undermount lighting, QUARTZ countertops, and ample cabinet space - perfect for preparing meals and entertaining. Upstairs, the primary bedroom offers a tranquil escape, accompanied by two additional bedrooms, perfect for family or guests. The updated bathrooms continue the modern aesthetic, ensuring comfort and style throughout. The lower level features a cozy family room, inviting relaxation with its warm ambiance and thoughtful design. The focal point of the room is a charming gas fireplace with built-in bookshelves, perfect for gathering around on cool evenings. The fourth bedroom on this level provides versatility and could easily serve as a den or home office. The massive storage room in the basement ensures you have plenty of space to keep your home organized. Enjoy the low-maintenance yard highlighted with rubber mulch, a brand-new deck - ideal for outdoor gatherings and relaxation. The double attached garage is drywalled & painted with additional space for shelving and storage. The

SECOND GARAGE (20'x22') is heated and features a 220V panel plus built-in storage/workbench. This space is ideal for storing additional vehicles, use as a workshop or epic home gym! Additional updates include Luxury Vinyl Plank Flooring, new PLUSH CARPET on upper and lower levels, new garage door (attached garage), new front door and patio doors. This property is minutes away from Big Springs Athletic Park, Big Springs Playground, Yankee Valley Crossing, King's View Market, Genesis Place, QE2, etc. This home truly has it all and is move-in ready—schedule your viewing today!