



GRASSROOTS
REALTY GROUP

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13 Big Springs Rise SE
Airdrie, Alberta

MLS # A2212924



\$539,900

Division:	Big Springs		
Type:	Residential/House		
Style:	Bi-Level		
Size:	991 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, On Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Rectangular Lot, Street		

Heating:	Fireplace(s), Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: 2 Sheds , Doorbell alarm may be assumed, Air conditioner

Look at what you've found, in the affordable community of Big Springs, Airdrie. The three-bedroom (2 up & 1 down) home with a double attached garage, fully fenced West back yard is nicely looked after & clean. The home offers a nice floor plan with modern colors. On the main floor, you'll find a kitchen w/panty, a dining room, a master bedroom with a four-piece ensuite, & a walk-in closet, a second bedroom, living room with a patio door to a larger West facing deck. Downstairs is a larger family room with a gas fireplace, another bedroom currently used as the Art room, another hobby room with under staircase storage & a utility/laundry room. The home has central A/C, built-in vacuum & all appliances including the washer & dryer are included. Don't miss out, all showings are by appointment, call your realtor today.