



THE
A-TEAM

**RE/MAX
FIRST**

12 BIG SPRINGS Crescent, Airdrie T4A 1G5

MLS®#: **A2151394**

Area: **Big Springs**

Listing Date: **07/20/24**

List Price: **\$450,000**

Status: **Pending**

County: **Airdrie**

Change: **-\$20k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **1980**

Finished Floor Area

Abv Sqft: **1,091**

Low Sqft:

Ttl Sqft: **1,091**

Lot Information

Lot Sz Ar: **3,999 sqft**

Lot Shape:

DOM

58

Layout

Beds: **3 (1 2)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **1**

Access:

Lot Feat: **Landscaped,Level,Rectangular Lot**

Park Feat: **Concrete Driveway,Garage Faces Front,Heated Garage,Insulated,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Private Entrance,Private Yard**

Construction: **Stucco,Wood Frame,Wood Siding**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Crown Molding,French Door,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	3`6" x 7`0"
Dining Room	Main	9`8" x 14`9"
Bedroom - Primary	Main	13`1" x 19`2"
Bedroom	Basement	9`5" x 10`7"
Storage	Basement	12`0" x 12`3"
3pc Bathroom	Main	5`5" x 9`9"

Room	Level	Dimensions
Living Room	Main	13`1" x 19`5"
Kitchen	Main	9`9" x 10`0"
Game Room	Basement	11`3" x 28`3"
Bedroom	Basement	11`0" x 11`10"
Laundry	Basement	9`2" x 18`7"
3pc Ensuite bath	Main	5`4" x 6`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

7911031

Remarks

Pub Rmks:

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!

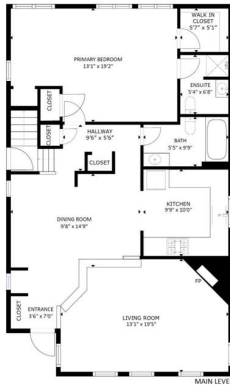
Inclusions:

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

Property Listed By:

CIR Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



12 Big Springs Crescent - Airdrie
MAIN LEVEL: 1090.5 Sqft



12 Big Springs Crescent - Airdrie
BASEMENT: 1090.51 Sqft

