



THE
A-TEAM

**RE/MAX
FIRST**

905 SPRING HAVEN Court, Airdrie T4A 1B4

MLS®#: **A2170458**

Area: **Big Springs**

Listing Date: **10/03/24**

List Price: **\$439,000**

Status: **Active**

County: **Airdrie**

Change: **-\$11k, 19-Oct**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,073**

Low Sqft:

Ttl Sqft: **1,073**

Lot Information

Lot Sz Ar: **5,199 sqft**

Lot Shape:

DOM

25

Layout

Beds: **3 (2 1)**

Baths: **2.5 (2 1)**

Style: **Bungalow**

Parking

Ttl Park: **8**

Garage Sz: **2**

Access:

Lot Feat: **Corner Lot,Cul-De-Sac,Fruit Trees/Shrub(s),Landscaped,Underground Sprinklers,Private**
Park Feat: **Double Garage Detached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt,Metal**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Concrete,Metal Siding ,Vinyl Siding

Flooring:

Hardwood,Linoleum,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Cooktop,Electric Stove,Freezer,Garage Control(s),Oven-Built-In,Range Hood,Refrigerator,Washer

Int Feat:

See Remarks

Utilities:

Room Information

| Room | Level | Dimensions |
|---------------------|-----------------|----------------------|
| Kitchen | Main | 11`7" x 12`0" |
| Dining Room | Main | 11`7" x 7`7" |
| Bedroom | Main | 9`2" x 10`6" |
| Bedroom | Basement | 11`9" x 13`1" |
| Kitchen | Basement | 12`4" x 13`7" |
| 3pc Bathroom | Basement | 9`11" x 9`8" |
| 4pc Bathroom | Main | 5`1" x 7`11" |

| Room | Level | Dimensions |
|-----------------------------|-----------------|-----------------------|
| Living Room | Main | 11`8" x 19`9" |
| Office | Main | 8`2" x 9`8" |
| Bedroom - Primary | Main | 11`7" x 10`11" |
| Breakfast Nook | Basement | 5`8" x 7`11" |
| Game Room | Basement | 10`11" x 28`0" |
| 2pc Ensuite bath | Main | 6`2" x 2`8" |
| Furnace/Utility Room | Basement | 15`6" x 14`3" |

Title:
Fee Simple
Legal Desc:

Zoning:
DC-16-C

7711564

Remarks

Pub Rmks: **Over 2,000 Square Feet of living space, with an Illegal basement SUITE, for just \$450,000! You'll immediately notice the MASSIVE 40 FOOT LONG DRIVEWAY, with triple car width, an extra 20' of length for further RV PARKING, and the OVERSIZED DOUBLE GARAGE. Towards the home you'll come through the PRIVATE CORNER YARD with lots of garden beds and UNDERGROUND SPRINKLERS! Inside you'll be immediately welcomed into the BRIGHT LIVING ROOM. Moving further inside you'll find a HUGE KITCHEN with enough space for your large family table. Around the corner you'll find the UPPER LEVEL LAUNDRY HOOKUPS. On the main level you'll find 3 great size bedrooms, a 2-Piece ensuite off of the Primary Bedroom, and full bathroom with a heated lamp. Moving downstairs you'll enter the MASSIVE BASEMENT LIVING AREA with a partitioned bedroom, which can be easily converted into a true bedroom. Moving through you'll find the LARGE LAUNDRY ROOM and PANTRY, and come to the KITCHENETTE which features Tons of Countertop, plenty of shelving, and A HIDDEN PULLOUT COOKTOP, with plenty more space for your refrigerator and other furniture. And finally another FULL BATHROOM with IN-FLOOR HEATING. Book your showing today!**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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







