



THE
A-TEAM

**RE/MAX
FIRST**

12 BIG SPRINGS Rise, Airdrie T4A 1H1

MLS®#: **A2172700**

Area: **Big Springs**

Listing Date: **10/17/24**

List Price: **\$529,900**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **1999**
Lot Information
Lot Sz Ar: **4,034 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,004**
Low Sqft:
Ttl Sqft: **1,004**

DOM

35
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,No Neighbours Behind**
Park Feat: **Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings,Jetted Tub,No Animal Home,No Smoking Home,Pantry,Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	4`11" x 7`11"
Bedroom	Main	9`3" x 11`9"
Kitchen	Main	13`0" x 12`2"
Bedroom - Primary	Main	11`0" x 14`3"
Bedroom	Basement	9`11" x 14`8"
Bedroom	Basement	8`8" x 12`4"

Room	Level	Dimensions
4pc Bathroom	Main	9`3" x 4`11"
Dining Room	Main	10`6" x 8`10"
Living Room	Main	11`10" x 13`4"
4pc Bathroom	Basement	11`8" x 8`5"
Laundry	Basement	6`11" x 5`3"
Game Room	Basement	12`5" x 19`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

9812222

Remarks

Pub Rmks:

Welcome to this wonderful raised bungalow nestled in a well-established, family-friendly community! This well-maintained home offers endless possibilities and is ready for your personal touch. As you enter the main floor, you'll be greeted by a spacious and functional layout. The kitchen is designed for both convenience and flexibility, with a moveable island, ample cupboard space, and a large walk-in pantry—perfect for storing all your culinary essentials. The dining area is bright and airy, enhanced by a large updated west-facing window that fills the space with natural light, creating a welcoming environment for family meals or entertaining guests. The adjacent living room showcases beautiful hardwood flooring and offers direct access to the deck, making it an ideal spot to enjoy warm summer evenings. The primary bedroom boasts a private ensuite, creating a relaxing retreat, while an additional bedroom on this level is conveniently located next to a 4-piece bathroom featuring stylish new shower doors. Downstairs, the sunshine basement is a fantastic space for teenagers, a roommate, or multi-generational living. It features two additional bedrooms, a 3-pc bathroom with luxurious jetted bathtub, a cozy recreation room complete with a wet bar and gas fireplace, and plenty of room to relax or entertain. This lower level is versatile and offers privacy while still being connected to the main living areas. With plenty of storage space, updated hot water tank and a newer washer and dryer, this home is as practical as it is charming. Whether you're looking to add your own personal style or enjoy it as-is, this property is the perfect blend of comfort and potential. 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!

Inclusions:
Property Listed By:

**Movable kitchen island, Central Vacuum & Attachments (as-is), Bar Fridge, Gas BBQ, Attached & Unattached shelves in garage, 5 Barstools.
CIR Realty**

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









