

**126 Springs Court SE  
Airdrie, Alberta**

**MLS # A2167186**



**\$549,000**

<b>Division:</b>	Big Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,009 sq.ft.	<b>Age:</b>	1995 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Secluded		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, See Remarks, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, No Smoking Home, Separate Entrance		

**Inclusions:** N/A

A versatile property offering ultimate flexibility as your family home, a rental property, or even a mix of both in a total living space of 1,830 Sq Ft. A balanced layout with 2 bedrooms on the main floor, 2 bedrooms in the basement and a separate side entrance affords you a lot of flexibility to your heart's desire or priorities. The living room has a vaulted ceiling with a fan that keeps it airy, huge windows that keep it well lit, and, being separated from the kitchen and dining area, it feels spacious. The main level consists of 2 bedrooms, one of them a master with a 4 pc ensuite. In addition, it also consists of an extra 4 pc bathroom that's well-appointed between the dining space and 2nd bedroom. This bathroom also comes complete with washer/drier hook-up for your convenience if you opt for a separate one for upstairs. The kitchen is adorned with brand-new cabinetry (high to the ceiling) and is equipped with a dishwasher. There is a dining space conveniently situated between the kitchen and the patio. The illegal basement comes with 2 more bedrooms, each equipped with closets, even though one of them is currently being used as a wet bar. With a separate entrance, a laundry, and ample family space, the basement can easily be set up as a separate unit. The basement is also fitted with yet another door into the unit, past the side entry, that you can rent it out as a separate unit even if you choose to keep shared access to the Laundry, Mechanical Room, and Central Vacuum system. Far too few properties are designed to offer this much flexibility. In addition to the double detached garage, this property comes with an extra parking pad that you can appoint to the basement unit. This property is minutes away from Big Springs Athletic Park, Big Springs Playground, Yankee Valley Crossing, King's View Market, Genesis Place, etc. Already vacated and freshly painted property

means home-sweet-home in no time, which doesn't come by easy in this market. You have to see it to appreciate it.