

12 Big Springs Rise SE
Airdrie, Alberta

MLS # A2172700



\$529,900

Division:	Big Springs		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,004 sq.ft.	Age:	1999 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Lawn, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s), Wet Bar		

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

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!