

**420 Spring Haven Court SE**  
**Airdrie, Alberta**

**MLS # A2230488**



# \$449,900

<b>Division:</b>	Big Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	954 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s)		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Stucco, Wood Frame	<b>Zoning:</b>	DC-16-C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Crown Molding, No Smoking Home		

**Inclusions:** UV Light attached to furnace, Play structure and sand box Deck furniture - negotiable Microwave and stand Dining table and chairs - negotiable Baby gate at top of the stairs - negotiable EcoBee thermostat Shoe rack at entrance - negotiable Pantry in guest bedroom - negotiable

Welcome to your next home! This 1732 sqft bright and sunny bi-level has been thoughtfully updated, offering a warm and inviting modern farmhouse feel. Inside, you'll find high-end wide plank laminate flooring and an abundance of natural light throughout. The main floor features a comfortable living room, spacious dining area, and an updated kitchen with newer countertops, sink, faucet, light fixtures, and bright cabinets. Two bedrooms and a beautifully finished 4-piece bathroom complete the main level. The fully finished lower level offers even more living space, including a large recreation room, three additional bedrooms, and a stylish 3-piece bathroom. Stay cool all summer with the recently installed air conditioning (June 2023), complemented by a new two-stage furnace (October 2020), humidifier (November 2022), and UV light system (April 2023) for year-round comfort and air quality. Additional recent upgrades include a new fridge (July 2023), upstairs toilet (July 2023), and laundry machines (December 2023). The exterior has also seen improvements, including a new back fence (June 2023), enhancing both privacy and curb appeal. Outside, the spacious yard includes a large deck, fruit-bearing trees, garden beds, and plenty of space for kids or pets. The home backs onto peaceful greenspace with a nearby playground, making it ideal for families. Other key upgrades include new shingles, hot water tank, vinyl windows and exterior doors, interior doors, and light fixtures. Located on a quiet cul-de-sac and close to Genesis Place, schools, and other amenities, this move-in-ready home offers the perfect blend of comfort, style, and convenience.