

**114 Springs Crescent SE
Airdrie, Alberta**

MLS # A2240988



\$549,900

Division:	Big Springs		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,141 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated G		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Lighting Controls, Security Camera System equipment, electric heat in garage, 5.1 surround sound speakers, personal use portable air conditioning unit.

ABUNDANT Features in this home! Lighting controls as you walk in the front door can illuminate the whole home (plus can be controlled from your phone!)! Lighting controls are RadioRa2 switches, which are capable of geofencing, smart home integration, times, scenes, etc! Foyer features heated tile flooring. Massive bay window in the living room, and the vaulted ceiling make this room very spacious. Ceiling speakers throughout the main floor. Kitchen has a good sized pantry, newer Bosch dishwasher, plus new lighting over the table, matching the foyer lighting. 2 spare bedrooms upstairs, each are a good size, with custom blinds. Master bedroom has a 3 pce ensuite, w/ stand up shower, shelving for storage, plus good sized walk in closet. As you descend the stairs there are lighting controls for the basement! These lights in the rec room can change color! These lights highlight the TV space in this room. 5.1 Surround Sound Speakers in this basement, plus shelving for your stereo & tv hookups. 4th bedroom on this floor has a big window for tons of natural light. 2 pc bath on the lower level has heated flooring, plus on the sink, the color changes, based on the temperature of the water. Tons of storage space down here. 70 gallon hot water tank was new in 2022. Out the back door to your PRIVATE yard. Retractable canopy on top of the pergola, maintenance free composite decking, plus a stunning privacy wall, bring you much shade & privacy to enjoy this mature back yard. (Built in 2019) Massive south-facing back yard, completely landscaped, with large trees. Motion detected lighting illuminates the garage, as you open the man door. The garage has 240 v power, plus it has an electric heater. Shingles were replaced in 2014. The windows on the west & north side were replaced in 2014. West side fence was replaced in 2023. Do not miss out on this one! Walking distance to 2

elementary schools, 2 middle schools and high school, in the Catholic system as well as public. Walking distance to Genesis Recreation Centre and many other amenities.