

100 Spring Haven Close SE  
Airdrie, Alberta

MLS # A2256912



## \$259,900

|                  |                                                                             |               |                   |
|------------------|-----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Big Springs                                                                 |               |                   |
| <b>Type:</b>     | Residential/Manufactured House                                              |               |                   |
| <b>Style:</b>    | Bungalow                                                                    |               |                   |
| <b>Size:</b>     | 1,223 sq.ft.                                                                | <b>Age:</b>   | 1979 (46 yrs old) |
| <b>Beds:</b>     | 2                                                                           | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street                                                                  |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                                                   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, City Lot, Landscaped, No Neighbors |               |                   |

|                    |                                 |                   |         |
|--------------------|---------------------------------|-------------------|---------|
| <b>Heating:</b>    | Forced Air                      | <b>Water:</b>     | -       |
| <b>Floors:</b>     | Carpet, Laminate                | <b>Sewer:</b>     | -       |
| <b>Roof:</b>       | Flat                            | <b>Condo Fee:</b> | -       |
| <b>Basement:</b>   | None                            | <b>LLD:</b>       | -       |
| <b>Exterior:</b>   | Wood Siding                     | <b>Zoning:</b>    | DC-16-C |
| <b>Foundation:</b> | None                            | <b>Utilities:</b> | -       |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |         |

**Inclusions:** Shed

Welcome to this well maintained 1,222 sq. ft modular home, ideally located on a quiet street and backing onto peaceful green space. Just a short walk to schools, parks, and Genesis Place, this home offers both convenience and a serene setting. Inside, you'll find updated flooring throughout the main living areas and a recently renovated main bathroom. The spacious primary bedroom and a generous second bedroom provide comfortable living for families or downsizers alike. Enjoy the large, inviting front living room and an additional family room with sliding doors that open to the backyard—perfect for entertaining or relaxing in your private outdoor space. Don't miss this opportunity to own a great home with so much potential in a desirable neighborhood!