

**74 Sprucegrove Way SE
Airdrie, Alberta**

MLS # A2276250



\$498,800

Division:	Waterstone		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,122 sq.ft.	Age:	1990 (36 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.13 Acre		
Lot Feat:	Rectangular Lot, Sloped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: 1 Exterior Camera, TV Mounts, Fireplace as-is (not used by sellers) and Jet Tubs as-is (not used by sellers)

BUNGALOW alert —; a rare opportunity at this price point for those ready to add their own personal touches. Step inside to a bright, open-concept layout featuring hardwood floors, a vaulted ceiling, a cozy gas fireplace (offered as-is), and a charming bay window that brings in plenty of natural light. The functional L-shaped kitchen includes stainless steel appliances and a convenient side door leading to the side yard/dog run. The main level offers a primary bedroom with direct access to the east-facing backyard and a 2-piece ensuite, along with two additional bedrooms and a full bathroom. Downstairs, you'll find two more bedrooms/flex rooms (non-egress windows), a full bathroom, and a generous family/rec area —; an ideal space to refresh, reimagine, or customize to suit your needs. Thoughtful storage is found throughout the home with deep closets, utility room shelving, and a dedicated basement storage room. This property offers solid bones, great space, and plenty of potential for buyers who enjoy rolling up their sleeves and making a home their own. Additional highlights include a double attached garage with a newer garage door (January 2023), a replaced front living room bay window, several newer light fixtures and ceiling fans with remotes, and a recently serviced furnace with duct cleaning completed.