

**44 Spring Haven Close SE  
Airdrie, Alberta**

**MLS # A2285945**



# \$409,888

<b>Division:</b>	Big Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	959 sq.ft.	<b>Age:</b>	1978 (48 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, Front Yard		

<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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-16-C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** garden shed

OPEN HOUSE SAT 14 FEB 12 NOON TO 3 PM, SUNDAY 15 FEB 2 PM TO 5 PM. This bi-level offers 5bed rooms 2 full bath rooms an ideal combination of space, functionality, and flexibility. The bright main level welcomes you with a sun-filled living room featuring large windows that create an open and inviting atmosphere. The kitchen is stylish and practical, offering ample cabinetry and workspace, and flows seamlessly into the eating area&mdash;perfect for everyday living and entertaining. Step outside to the deck just off the kitchen, ideal for summer BBQs and relaxing while overlooking the good-sized backyard. The main floor is complete with two comfortable bedrooms and a full 4-piece bathroom. The fully developed lower level adds exceptional living space, featuring three additional bedrooms, a large bathroom, and plenty of room for family, guests, or a home office setup. This level offers versatility for growing families or multi-generational living. With 4 car paved convenient front parking and a spacious yard, this home delivers excellent value and practicality in a comfortable setting. A fantastic opportunity for families, investors, or anyone looking for flexible living space.