

**72 Springs Crescent SE**  
**Airdrie, Alberta**

**MLS # A2320768**



**\$525,000**

<b>Division:</b>	Big Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,617 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, On Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Lawn, No Neighbours Behind, Re		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		

**Inclusions:** N/A

**\*\* Open Houses: Saturday July 4th, 4:00PM-6:00PM & Sunday July 5th, 1:30-3:30 \*\*** It is rare to find a home that effortlessly ticks every single box, but this stunning property does exactly that. Backing directly onto serene green space and pathways, this home invites nature right to your back door, allowing you to step inside to discover a freshly painted interior dressed in luxury vinyl plank flooring and modern carpets. The kitchen is a chef's dream, showcasing brand-new stainless steel appliances, a great layout with ample counter space, a central island, and a convenient corner pantry. Beyond the beautiful finishes, there are key lifestyle highlights that you will absolutely fall in love with. The prime location offers a brief five-minute walk to the local elementary school with zero major streets for your children to cross. For outdoor enjoyment, the bright, sunny, west-facing backyard serves as a private oasis featuring a brand-new rear deck and freshly seeded lush grass. This home also provides the ultimate transparency edge, coming completely optimized with a full HVAC tune-up, a clean and accessible inspection history, pre-installed security cameras, and a basement television mount already in place and ready for your screen. Moving upstairs, the primary bedroom serves as a true oasis, boasting its own four-piece ensuite and a separate, deep soaker tub. Two additional well-proportioned bedrooms and a massive basement recreation room ensure your growing family has all the space it needs to live, play, and thrive. Move-in ready doesn't even begin to describe the meticulous care put into this property. Schedule your private viewing today and see why this exceptional home will not last through the weekend!