



GRASSROOTS
REALTY GROUP

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440 Big Springs Drive SE
Airdrie, Alberta

MLS # A2227285



\$495,000

Division:	Big Springs		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,043 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Front Drive, Heated Garage, Oversized, RV Carport, Sing		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s)		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Wood
Features:	Breakfast Bar, Laminate Counters, No Smoking Home, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: None

Welcome Home! This beautifully maintained property offers space, comfort, and functionality for the whole family. The main floor features a bright and open-concept kitchen and dining area with abundant cabinetry, an eat-up counter, and room for a large dining table—perfect for family meals and gatherings. Step through the patio doors to a low-maintenance deck and enjoy the sun in your south-facing backyard. The spacious living room is filled with natural light, while a charming front deck off the main entrance invites you to relax and enjoy the outdoors. Downstairs, the fully developed lower level includes a generous family/recreation room, two additional bedrooms, a flexible office or hobby room, and a large laundry area. An oversized, heated single garage provides plenty of space for storage or projects, and the expansive paved driveway offers RV parking or room for multiple vehicles. Enjoy the beautifully landscaped yard featuring two types of apple trees, established perennial gardens, a serene water feature, and direct access to a green space—ideal for privacy and outdoor enjoyment. Conveniently located near schools, shopping, and pathways, this home truly has it all. Don’t miss your chance—schedule your private showing today!