



GRASSROOTS
REALTY GROUP

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18 Big Springs Mews SE
Airdrie, Alberta

MLS # A2246454



\$574,900

Division:	Big Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,541 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full, Suite, Walk-Out To Grade

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: none

Welcome to this beautifully maintained 3+1 bedroom, 3.5 bath home situated on a large pie-shaped lot in a quiet cul-de-sac, perfect for family living. Ideally located just steps from schools, parks, and walking paths, this home offers the space, comfort, and convenience you've been looking for. Step inside to a bright and open floor plan featuring a generous living area, modern kitchen with ample cabinetry, and a spacious dining area perfect for entertaining. The upper level offers three bedrooms, including a primary suite with walk-in closet and private ensuite bath. The illegally suited basement adds incredible flexibility with an additional bedroom, full bath, and separate living area—ideal for extended family or rental income potential. Outside, enjoy the massive fenced yard with plenty of room for kids, pets, or future landscaping dreams. The double attached garage and extra-wide driveway complete this fantastic property. Don't miss your chance to own a home in one of the most family-friendly neighborhoods in the area! The home next door is for sale as well, perfect for the extended family that wants to live side by side and share the yard space!!