



**GRASSROOTS**  
REALTY GROUP

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**20 Big Springs Mews SE**  
**Airdrie, Alberta**

**MLS # A2246461**



**\$629,900**

<b>Division:</b>	Big Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,552 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, 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>	Closet Organizers, Quartz Counters		

**Inclusions:** None

Welcome to your dream home! This beautifully upgraded 3+1 bedroom, 3.5 bathroom property offers 1,550 sq ft of stylish, functional living space on a huge pie-shaped lot tucked into a peaceful cul-de-sac—perfect for families seeking space, privacy, and modern comfort. Step inside to discover a bright, open-concept layout featuring Quartz countertops, stainless steel appliances, and custom AV wiring throughout. The chef-inspired kitchen flows seamlessly into the dining and living areas—ideal for both everyday living and entertaining. Upstairs, you’ll find three spacious bedrooms including a primary suite with a private ensuite. The fully finished basement adds even more flexibility with a fourth bedroom, full bathroom, and a cozy rec room. Outside, enjoy the incredible two-level deck—perfect for summer gatherings—with storage built in underneath. The oversized pie-shaped yard offers endless possibilities for play, gardening, or future expansion. The heated garage is wired with 220V power, making it a dream for hobbyists or anyone needing a workshop-ready space. Located just minutes from schools, shopping, parks, and scenic pathways, this home is perfectly situated in a family-friendly neighborhood that combines convenience with community. With loads of upgrades and exceptional outdoor space, this home truly checks all the boxes. Book your private showing today!