



**1429 Big Springs Way SE  
Airdrie, Alberta**

**MLS # A2279483**



**\$455,000**

<b>Division:</b>	Big Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,304 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Brick, Cedar, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Sump Pump(s), Vaulted Ceiling(s)		

**Inclusions:** na

Get ready&mdash;this incredible 3-bedroom home is about to steal your heart! With 2 full bathrooms, a fully developed basement, and a warm, welcoming vibe, this unique property is the kind you need to see immediately. The outside is built to last with cedar and brick siding. In the heart of Older Airdrie where there is nothing cookie cutter in sight, Seller is Motivated! Step inside to a soaring VAULTED great room featuring a stunning stone-faced, WOOD-BURNING fireplace that instantly sets the mood. The open-concept kitchen and nook are perfect for hosting unforgettable gatherings. Plus&mdash;don&rsquo;t miss this&mdash;there&rsquo;s a rare main-floor bedroom paired with a full 4pc bathroom. Head upstairs to a bright, airy loft overlooking the great room could easily be converted into a 4th bedroom or nursery, another 4pc bathroom, and a spacious master bedroom drenched in natural light. The basement is fully finished with space for a play area, a generous family room/media zone, and a third bedroom complete with its own convenient half-bath ensuite. Enjoy peace of mind with a high-efficiency furnace/vents cleaned and repaired in 2025, serviced and repaired hot water tank. Outside, the full concrete driveway is perfect for RV or boat parking leading to a large garage with a fenced West facing backyard that still offers plenty of room to enjoy the afternoon sun on the oversized deck. This home is MOVE-IN READY and it won&rsquo;t last&mdash;don&rsquo;t wait!! walking distance from Genesis and all grocery needs.