



1524 Big Springs Way SE
Airdrie, Alberta

MLS # A2286280



\$499,000

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|------------------|-------------------|---------------|-------------------|
| Division: | Big Springs | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,181 sq.ft. | Age: | 1981 (45 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Parking Pad | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Rectangular Lot | | |

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|--------------------|--------------------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, Separate Entrance | | |

Inclusions: Second laundry pair in the basement, second refrigerator

This beautifully updated home offers exceptional value, and thoughtful upgrades. The main floor has been extensively refreshed, featuring triple-pane windows for enhanced comfort and efficiency, brand new doors, new siding, fresh paint throughout, and durable vinyl flooring that flows seamlessly across the entire home. The spacious main level offers a large, inviting living area, an updated kitchen, convenient laundry, and three well-sized bedrooms. The fully developed basement includes an illegal suite with a separate entrance, two bedrooms, a three-piece bathroom, a generous living space, and its own dedicated laundry. A brand new hot water tank and furnace add peace of mind. Outside, enjoy a fully fenced backyard complete with a patio and two storage sheds, offering both functionality and space to relax. This move-in ready property combines modern updates, flexible living options and a highly convenient location just a 15-minute walk to East Lake. Close to shopping centres, RJ Hawkey Elementary School, and Meadowbrook Middle School, it provides both lifestyle and everyday practicality.