



**440 Big Springs Drive SE
Airdrie, Alberta**

MLS # A2291779



\$449,000

Division:	Big Springs		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,043 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Front Drive, Oversized, RV Carport, Single Garage Detach		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s)		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Preserved Wood	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, No Smoking Home, Vinyl Windows		

Inclusions: Storage Shed

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 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 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!