

# \$495,000 - 440 Big Springs Drive Se, Airdrie

MLS® #A2227285

**\$495,000**

3 Bedroom, 2.00 Bathroom, 1,043 sqft

Residential on 0.10 Acres

Big Springs, Airdrie, Alberta

Welcome Home!

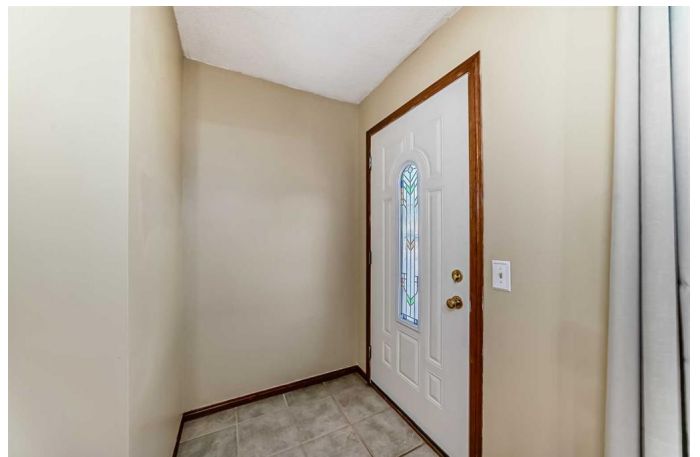
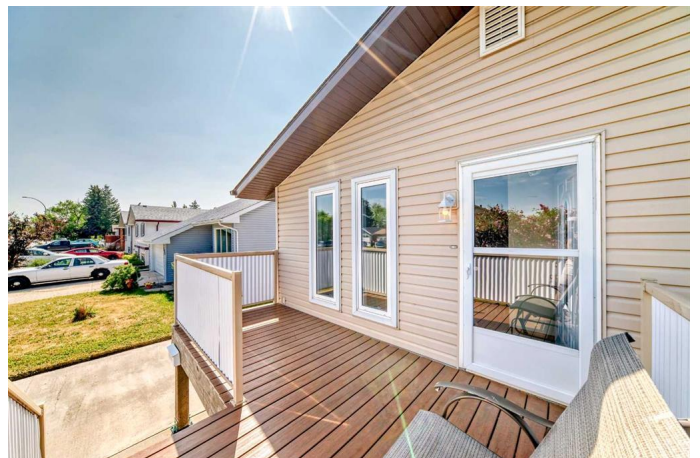
This beautifully maintained property offers space, comfort, and functionality for the whole family. The main floor features a bright and open-concept kitchen and dining area with abundant cabinetry, an eat-up counter, and room for a large dining table—perfect for family meals and gatherings. Step through 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, heated 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, a serene water feature, 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!



Built in 1979

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2227285    |
| Price          | \$495,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,043       |
| Acres          | 0.10        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 440 Big Springs Drive Se |
| Subdivision | Big Springs              |
| City        | Airdrie                  |
| County      | Airdrie                  |
| Province    | Alberta                  |
| Postal Code | T4A 1A2                  |

## Amenities

|                |  |
|----------------|--|
| Parking Spaces | 1  |
| Parking        | Concrete Driveway, Front Drive, Heated Garage, Oversized, Single Garage Detached, RV Carport |
| # of Garages   | 1  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Laminate Counters, No Smoking Home, Vinyl Windows                             |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | None   |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s) |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding  |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 2               |
| Zoning         | R1              |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | Yates Real Estate Ltd |
|----------------|-----------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.