

# \$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

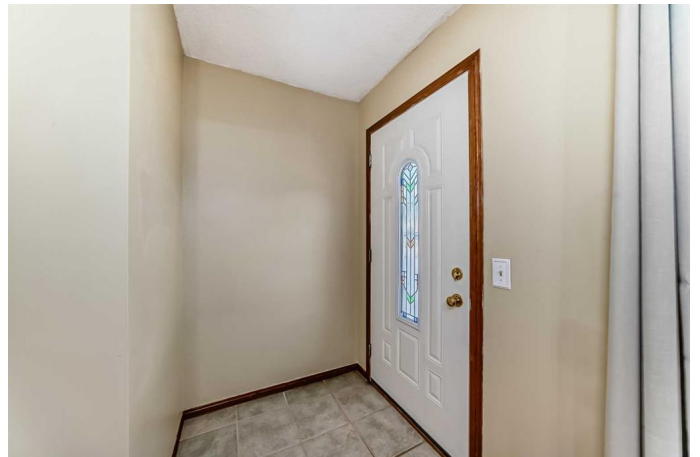
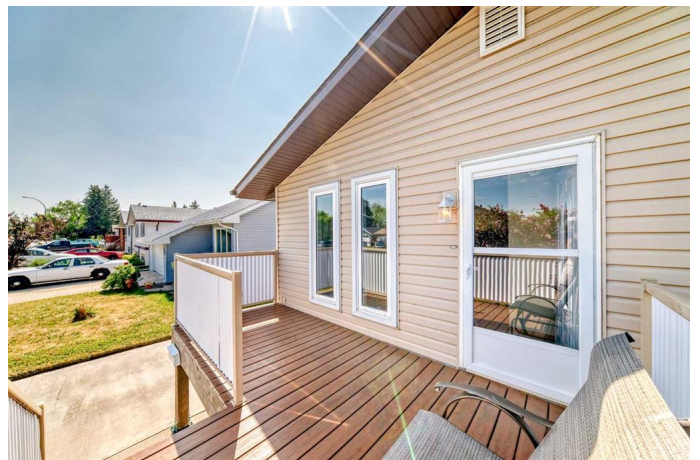
Welcome Home!

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, Single Garage Detached, Oversized, 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	Wood

## Additional Information

Date Listed	June 20th, 2025
Days on Market	13
Zoning	R1

## Listing Details

Listing Office	Yates Real Estate Ltd
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