



GRASSROOTS
REALTY GROUP

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485 Big Springs Drive SE
Airdrie, Alberta

MLS # A2326278



\$560,000

Division:	Big Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,514 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Asphalt, Double Garage Detached, Driveway, Front Drive,		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, See Remarks, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle, See Remarks	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Preserved Wood	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Storage		

Inclusions: A/C unit, Storage Shed, Garage Heater, Solar Panels.

Pride of ownership shines throughout this beautifully maintained home, lovingly cared for by long-time owners and perfectly situated on a massive south-facing lot in the established community of Big Springs. Offering 2,271 sq. ft. of developed living space, this move-in-ready property combines thoughtful updates, incredible outdoor space, and an oversized heated garage/shop that is sure to impress. From the moment you arrive, you'll appreciate the charming curb appeal featuring a welcoming front verandah, paved asphalt driveway, extensive parking, and room for your RV. The oversized heated double garage is truly a dream workspace with a 9' overhead door, 10' ceilings, Reznor heater, mezzanine storage, built-in cabinets and workbench, electrical outlets running along every wall, and compressed air plumbing with eight air outlets. A built-in storage shed, raised garden beds, fenced yard, spacious deck, fire pit, and mature landscaping complete this exceptional outdoor package. Inside, you'll find a bright, open home filled with natural light and extensive upgrades. The entire main floor showcases luxury vinyl plank flooring, fresh paint, updated interior doors, elegant wainscoting, and a functional layout designed for everyday living. The refreshed kitchen features whitewashed cabinetry with custom hardware, Corian countertops, newer stainless steel appliances, a gas stove, and a versatile island with a removable butcher block prep surface. Convenient main floor laundry includes the washer, side yard access, and both gas and electric dryer hookups. Comfort and efficiency have been enhanced with recently replaced furnace and hot water tank, central air conditioning, upgraded insulation, solar panels, newer shingles, and updated windows and siding with upgraded insulated wrap beneath. Upstairs offers three generous bedrooms including an oversized primary

retreat with double closets, along with a full family bathroom. The fully developed basement provides even more living space with a large recreation/family room featuring a cozy gas fireplace, a spacious fourth bedroom, a full 4-piece bathroom, abundant storage, and upgraded laminate flooring installed over a Dricore subfloor for added warmth and comfort. Located within walking distance to schools, shopping, parks, Genesis Place Recreation Centre, East Lake walking paths, and everyday amenities, this home also offers quick access out of town for commuters. With central A/C, ceiling fans, an updated mechanical system, energy-saving solar panels, incredible parking, RV storage, an exceptional heated shop, and countless thoughtful upgrades throughout, this is a rare opportunity to own a meticulously maintained property that truly checks every box. Simply move in, unpack, and enjoy everything this outstanding home has to offer.