



GRASSROOTS
REALTY GROUP

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1541 Big Springs Way SE
Airdrie, Alberta

MLS # A2346844

\$490,000

Division:	Big Springs		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,027 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: Garage Heater

Welcome to this beautifully updated bi-level with a west-facing backyard backing directly onto Big Springs Athletic Park and R.J. Hawkey Elementary. The bright upper level features an open-concept living and dining area with a gas fireplace, updated flooring, and access to a large rear deck overlooking the green space. Two bedrooms and two bathrooms complete the main level, including a primary with private ensuite. Downstairs offers two additional bedrooms, a 2-piece bath, spacious family/rec room, and plenty of storage. Recent updates include fresh paint, roof and siding (2015), and hot water tank (2019), plus no Poly-B plumbing. An attached double garage with gas heater completes this move-in-ready home, ideally located close to schools, parks, playgrounds, and shopping.