

## 18 Big Springs Mews SE Airdrie, Alberta

**MLS # A2246454**



# \$574,900

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Big Springs                                       |               |                   |
| <b>Type:</b>     | Residential/House                                 |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 1,541 sq.ft.                                      | <b>Age:</b>   | 1999 (26 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | 220 Volt Wiring, Double Garage Attached           |               |                   |
| <b>Lot Size:</b> | 0.11 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Linoleum                         | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                          | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full, Suite, Walk-Out To Grade | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                 | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                          | <b>Utilities:</b> | -  |
| <b>Features:</b>   | No Smoking Home                          |                   |    |

**Inclusions:** none

Welcome to this beautifully maintained 3+1 bedroom, 3.5 bath home situated on a large mature lot in a quiet cul-de-sac, perfect for family living. Ideally located just steps from schools, parks, and walking paths, this home offers the space, comfort, and convenience you've been looking for. Step inside to a bright and open floor plan featuring a generous living area, modern kitchen with ample cabinetry, and a spacious dining area perfect for entertaining. The upper level offers three bedrooms, including a primary suite with walk-in closet and private ensuite bath. The illegally suited basement adds incredible flexibility with an additional bedroom, full bath, and separate living area—ideal for extended family or rental income potential. Outside, enjoy the massive fenced yard with plenty of room for kids, pets, or future landscaping dreams. The double attached garage and extra-wide driveway complete this fantastic property. Don't miss your chance to own a home in one of the most family-friendly neighborhoods in the area!