

4 Big Springs Rise SE
Airdrie, Alberta

MLS # A2314114



\$539,900

Division:	Big Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,478 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Interior Lot, Lawn, Level, No Neighbours Behind, Rectangular Lot,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Laminate Counters, No Smoking Home, Track Lighting, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Hood Fan, Garage Heater, Storage Shed

Are you someone that likes to tinker with things, but want that great starting point? Look no further than this MOVE IN READY home with FRESH PAINT, carpets, and LUXURY VINYL PLANK throughout (May 2026). Whether it's your next renovation project or tuning up your toys, do it in your insulated and HEATED GARAGE with built in WORKSHOP (including subpanel). Efficiency is your top priority, not only in completing things yourself, but also convenience in your location with GROCERIES, restaurants, and shopping nearby (< 5 mins). Your budding children can learn independence early WALKING TO K-12 SCHOOLS (7-15 mins), or pick-ups and drop-offs made easy saving you time. If you and your partner are just planning for young ones, know that you are STEPS AWAY from a DAYCARE rated 4.8 stars. Work from home in your MAIN FLOOR DEN, or have a great play space for your children that won't clutter your living room. Imagine your family and friends enjoying a summer evening in your NEWER FENCED (2018) yard, sitting around your FIRE PIT as you create new memories. With easy access to DOWNTOWN (7 mins) and Calgary (Downtown in 30 mins) you're set for the next milestone of your growing family life. Come see this IMMACULATE HOME today!