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485 Big Springs Drive SE Airdrie, Alberta

MLS # A2354006

$549,900

Division:	Big Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,509 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, Low Maintenance Landsc		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, See Remarks, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**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, Storage		

Inclusions: Solar Panels, Storage Shed, Garage Heater.

BEAUTIFULLY MAINTAINED with QUALITY UPGRADES - OVERSIZED HEATED GARAGE/SHOP (28X26) - NEWER KITCHEN APPLIANCES, HOT WATER TANK, FURNACE AND A/C - BRAND NEW CARPET - SOLAR PANELS - 4 BEDROOMS - 3 BATHROOMS - 2,250 SQ. FT. DEVELOPED - RV PARKING - WALKING DISTANCE TO GENESIS PLACE, EAST LAKE PATHS, SCHOOLS, SHOPPING AND RESTAURANTS - if you’ve been searching for a Big Springs home with an incredible workspace, energy-saving solar panels, room for your toys, and space for the whole family, this property deserves a closer look. Solar panels, upgraded insulation, and newer mechanical systems improve energy efficiency and help reduce utility costs. The oversized heated double 26x28ft garage/shop is a standout feature, fitting 3 average-sized cars in a pinch and offering a 9’ overhead door, 10’ ceilings, 220V wiring, Reznor heater, mezzanine storage, electrical outlets along every wall, and compressed air plumbing with eight air outlets—ideal for hobbyists, mechanics, or extra workspace. Offering 2,250 sq. ft. of developed living space, this move-in-ready home has been lovingly maintained by its long-time owners. Outside, you’ll find a welcoming front verandah, paved asphalt driveway, extensive parking, and plenty of RV storage. The fenced yard features a spacious deck, fire pit, mature landscaping, raised garden beds, and storage shed. Inside, the bright main floor offers luxury vinyl plank flooring throughout, fresh paint, updated interior doors, elegant wainscoting, and a functional layout. The refreshed kitchen features whitewashed cabinetry with custom hardware, Corian countertops, two-year-old stainless steel appliances, a gas stove, and versatile island. The main floor laundry room provides side yard

access and gas and electric dryer hookups. Comfort and efficiency are enhanced by a three-year-old furnace, hot water tank, and central air conditioning system. The furnace, ductwork, and air conditioning were professionally serviced in September. Additional updates include newer shingles, updated windows and siding, and upgraded insulated wrap beneath the siding. Upstairs are three generous bedrooms with brand-new carpeting, including an oversized primary bedroom with double closets, plus a full family bathroom. The fully developed basement offers a large recreation and family room with a cozy gas fireplace, spacious fourth bedroom, full 4-piece bathroom, and abundant storage. Laminate flooring over a Dri-core subfloor system adds warmth and helps protect against moisture. Conveniently located within walking distance of schools, shopping, parks, Genesis Place Recreation Centre, East Lake walking paths, and everyday amenities, with quick access out of town for commuters. With extensive updates, solar panels, incredible parking, RV storage, and an exceptional heated garage/shop, this property offers an outstanding combination of space, functionality, and value.

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