



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1516 BIG SPRINGS Way, Airdrie T4A 1N2**

MLS®#: **A2158770**

Area: **Big Springs**

Listing Date: **08/20/24**

List Price: **\$435,000**

Status: **Active**

County: **Airdrie**

Change: **-\$15k, 09-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **1980**

Finished Floor Area  
Abv Sqft: **1,060**  
Low Sqft:  
Ttl Sqft: **1,060**

Lot Information

Lot Sz Ar: **4,000 sqft**  
Lot Shape:

DOM

**30**  
Layout  
Beds: **4 (3 1)**  
Baths: **1.5 (1 1)**  
Style: **Bi-Level**

Parking

Ttl Park: **3**  
Garage Sz:

Access:

Lot Feat: **Back Yard,Lawn,Landscaped**  
Park Feat: **Driveway,Off Street,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Laminate,Linoleum**  
Water Source:  
Fnd/Bsmt: **Wood**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Bathroom Rough-in,Ceiling Fan(s),Central Vacuum,No Animal Home,No Smoking Home,Soaking Tub**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`3" x 12`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`3" x 9`10"</b>
<b>Flex Space</b>	<b>Basement</b>	<b>15`6" x 10`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`3" x 12`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`3" x 8`7"</b>
<b>2pc Ensuite bath</b>	<b>Main</b>	

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>12`4" x 9`1"</b>
<b>Game Room</b>	<b>Basement</b>	<b>24`10" x 15`1"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>14`0" x 9`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`11" x 8`7"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`1" x 10`1"</b>
<b>4pc Bathroom</b>	<b>Main</b>	

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7911031**

Zoning:  
**R1**

Remarks

Pub Rmks: **FRESHLY PAINTED, MOVE-IN READY 4 BEDROOM bi-level. Phenomenally located down the street from the Big Springs Athletic Park and within WALKING DISTANCE TO SCHOOLS, every amenity, East Lake and the always popular Genesis Place for endless indoor and outdoor recreation. Then come home to a quiet sanctuary with the added peace of mind and convenience of a HIGH-EFFICIENCY FURNACE and a CENTRAL VACUUM SYSTEM. Inside this well-maintained home is a NEUTRAL COLOUR PALLET and a spacious design for large or growing families. The living room invites relaxation overlooking the street or proceed through NEW PATIO SLIDERS to the WEST-FACING DECK for a seamless indoor/outdoor lifestyle. Those same west street views are framed by BAY WINDOWS in the dining room adding an airy ambience to your family meals and entertaining. Well laid out, the GENEROUSLY SIZED KITCHEN makes hosting a breeze with tons of counterspace and cabinets plus a pantry for extra storage. The primary bedroom is a private escape with its own PRIVATE ENSUITE, no more stumbling down the hall in the middle of the night! Both additional bedrooms are bright with easy access to the 4-piece main bathroom. The SUNSHINE-FILLED BASEMENT is the perfect extension of the home with a massive rec room for work, play, movies and games or simply unwinding in front of the GAS FIREPLACE. A 4th bedroom easily accommodates guests and there is already framing and rough-ins for a future 3-piece bathroom. The large and FLAT BACKYARD has FRESHLY LAID SOD providing loads of grassy play space for kids and pets. A large shed hides away season clutter. Parking will never be an issue thanks to the EXTENDED DRIVEWAY with room for 3 cars or an RV. Move-in ready with lots of upgrades and in an outstanding location, this home ticks off all the boxes, book a showing to see for yourself!**

Inclusions: **Shed, TV Mount**  
Property Listed By: **eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**