



GRASSROOTS
REALTY GROUP

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18 Big Springs Hill SE
Airdrie, Alberta

MLS # A2217876



\$550,000

Division:	Big Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,271 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Irregular Lot, Landscaped, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this charming home located on a quiet street in a lovely neighborhood, with over 1925 square feet of living space! This fully developed property features 4 comfortable bedrooms and modern amenities, including air conditioning and newer flooring throughout (commercial grade vinyl plank and carpet). Enjoy the bright and airy feel with large windows in the basement and a full-width rear deck, perfect for outdoor relaxation or entertaining. Brand new hot water tank just installed! The location is very convenient, within walking distance to shopping, schools, and the Genesis Place Rec Centre. Plus, it offers easy access to the highway for commuting to Calgary. Don't miss the opportunity to see this wonderful home! Contact us today for a viewing.