



**GRASSROOTS**  
REALTY GROUP

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**56 Big Springs Hill SE**  
**Airdrie, Alberta**

**MLS # A2239283**



**\$475,000**

<b>Division:</b>	Big Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,096 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped, No Neighbours Behind, Rectangular Lot,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Lawn Swing, Outdoor Benches, Bsmt Refrigerator

OPEN HOUSE SUNDAY JULY 13 2:00-4:00...Welcome Home! This well-maintained bungalow offers comfort and space, perfect for families or first-time buyers. With nearly 1,100 sq ft on the main level + 950 sq ft on the lower level, this home features 3 bedrooms on the main floor, 3 additional rooms in the fully finished basement and 2 full bathrooms. Enjoy a bright and spacious living room on the main floor, and a family room with a built-in bar in the basement—perfect for entertaining or relaxing. The home has been lovingly cared for by the same owner for over 20 years, with important upgrades including newer windows, shingles, high-efficiency furnace, and new vinyl plank flooring throughout the main floor. Step outside to a beautifully landscaped backyard complete with a large deck, storage shed, and plenty of space to enjoy summer days. Located directly across from green space, a playground just steps away and just minutes from schools, shopping, dining, and main roadways—everything you need is within easy reach. Call today to book your viewing.