



GRASSROOTS
REALTY GROUP

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10 Big Springs Hill SE
Airdrie, Alberta

MLS # A2254507



\$509,000

Division:	Big Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,111 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Vinyl Windows		

Inclusions:	N/A
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Welcome to this charming hidden gem in the established community of Big Springs! This well-maintained two-storey home sits on a desirable south-facing lot and offers over 1,550 sq. ft. of living space filled with natural light. Featuring 3 bedrooms, 2.5 bathrooms, and a thoughtfully designed open floor plan, this home is perfect for family living. The main level showcases a bright and spacious living room, a functional eat-in kitchen with stainless steel appliances, and a sun-soaked all-seasons sunroom just off the dining area—an ideal spot to relax year-round. Hardwood and laminate flooring flow throughout the home, adding both style and durability. Upstairs, you’ll find a generous primary suite with a 4-piece ensuite, along with two additional bedrooms and a full 4-piece bathroom. The developed basement offers a versatile family or rec room, a convenient laundry area, and a large south-facing window that fills the space with natural light. Enjoy outdoor living with a welcoming front porch, a private south backyard, and the convenience of a double attached garage. Located within walking distance to schools (K–12), shopping, and daily amenities, this home also offers quick and easy access for commuters. This property presents exceptional value and is an excellent choice for a growing family looking for a vibrant and family-friendly community.