



**153 Big Hill Place SE**  
**Airdrie, Alberta**

**MLS # A2287949**



**\$399,900**

<b>Division:</b>	Big Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,078 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, RV Access/Parking, Stall		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	DC-16-C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows, Wood Counters		

**Inclusions:** Shed, pergola

Move-in ready and backing directly onto Big Hill Circle Park with no neighbours behind, this fully developed 4-bedroom, 3-bathroom bungalow offers nearly 2,200 sq ft of comfortable living space in an exceptional location. The bright main level welcomes you with a warm, inviting feel and updated finishes throughout. The refreshed kitchen features butcher block countertops, stainless steel appliances, modern cabinetry, and plenty of prep space. The adjoining living room is filled with natural light, creating a cozy central gathering space. Three bedrooms are located on the main floor, including a primary suite with a 2-piece ensuite. An updated 4-piece bathroom serves the additional bedrooms. The fully finished basement expands your living space with a large recreation/family room, a fourth bedroom, a renovated 3-piece bathroom, and a spacious laundry/utility area. Outside, the backyard is designed for relaxing and entertaining &mdash; complete with a large deck, gazebo seating area, fire pit, and storage shed. With no rear neighbours and direct park access, the setting is hard to beat. A gravel driveway with RV parking provides convenient off-street parking. Located just steps from Genesis Place, schools, parks, and shopping, this home combines space, updates, and an unbeatable greenspace backdrop.