



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

**MLS # A2301253**



**\$499,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl Plank	<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>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

Welcome to this well-kept detached home ideally located within walking distance to local schools—perfect for families seeking both comfort and convenience. The main floor offers a functional layout featuring a spacious living room and a bright kitchen complete with a movable island, providing flexibility for everyday living and entertaining. Just off the main area, you’ll find a fully finished sunroom with large windows that bring in an abundance of natural light—an excellent bonus space to enjoy throughout much of the year. A convenient 2-piece bathroom completes the main level. Upstairs, the primary bedroom includes a walk-in closet and a private 3-piece ensuite. Two additional bedrooms and a full bathroom provide plenty of space for a growing family. The fully developed basement adds even more versatility with a large family room that could easily be adapted into a fourth bedroom if desired, along with a generously sized laundry area. Outside, the property features a good-sized backyard with a couple of trees and a double detached garage, offering plenty of parking and storage. This is a solid opportunity to own a functional, family-friendly home in a great location close to schools and everyday amenities.