



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

117 Big Springs Hill SE
Airdrie, Alberta

MLS # A2350321

\$389,900

Division:	Big Springs		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,138 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Preserved Wood	Utilities:	-
Features:	No Smoking Home, Pantry, See Remarks, Storage		

Inclusions: N/A

OPEN HOUSE OCT 18th 2-4pm!!! Grandma's house is ready for a new family! This wonderful home has been the host of many family get togethers over the last 20 years and is filled to the rafters with good vibes & fond memories… Now it's time to give another family the opportunity to make their own memories! This beautiful, spacious family home is located on a quiet, safe crescent & close to schools, recreation centre, wellness centre & all amenities. With over 2250 SF of developed space, this large, FULLY DEVELOPED 4 BEDROOM (2 UP/2 DOWN) 2.5 BATH BI-LEVEL, FEATURES A NEWER ROOF, SIDING, MOST WINDOWS, some UPDATED APPLIANCES and a NEW HOT WATER TANK. As a bonus, there's an addition main floor laundry option with a washer/dryer combo in the hall closet. (which can easily be removed). The huge eat-in kitchen features plenty of cupboards & counter space with room for a large dining table. Garden doors off the kitchen lead you to a fantastic south facing covered deck to enjoy outdoor extended living, and down to the large, landscaped yard. The spacious primary bedroom features a 2pce ensuite bath & double closet, with an addition main floor bedroom & full 4 pce bathroom that has been updated. Downstairs boasts a massive (23 x 17) family room with a cozy wood-burning stove to warm up those chilly nights, an updated 3pce bath, 2 additional bedrooms, laundry room & lots of extra storage space. With low maintenance landscaping in the front as well as the back yard, all you have to do is move in & enjoy! Priced for todays market & leaving room for your sweat equity with a few updates will make one deserving family extremely happy! Some photos are virtually staged. Book your private viewing today!

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