

**45, 51 Big Hill Way SE**  
**Airdrie, Alberta**

**MLS # A2229462**



**\$279,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Big Springs   |               |                   |
| <b>Type:</b>     | Residential/Four Plex   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 572 sq.ft.  | <b>Age:</b>   | 1980 (45 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall   |               |                   |
| <b>Lot Size:</b> | 0.06 Acre   |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Landscaped, Level, Low Maintenance Landsc |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 350 |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                               | <b>Zoning:</b>    | R3     |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Open Floorplan, Storage |                   |        |

**Inclusions:** N/A

This it the ONE you have been waiting for! Welcome to the Conveniently located community of Big Springs! This END UNIT 2 Bed, 1 Bath home offers 1,098 SQ FT OF DEVELOPED LIVING SPACE and has been UPDATED THROUGHOUT. The main floor features OPEN-CONCEPT LIVING with NEW VINYL PLANK FLOORING and FRESH PAINT THROUGHOUT. The MODERNIZED KITCHEN boasts NEW COUNTERTOPS, NEW CUPBOARDS, and STAINLESS STEEL APPLIANCES, and it flows seamlessly into the SPACIOUS LIVING ROOM AND DINING AREAS—perfect for entertaining. LARGE WINDOWS fill the home with NATURAL LIGHT, and you’ll love the UNOBSTRUCTED VIEWS OVERLOOKING GREENSPACE. Both BEDROOMS ARE GENEROUSLY SIZED, and the BATHROOM HAS BEEN BEAUTIFULLY RENOVATED. Additional updates include a BRAND NEW FURNACE and a NEWER WASHER AND DRYER. Step outside to your FRESHLY LANDSCAPED, PRIVATE BACKYARD, ideal for relaxing or summer BBQs. Located close to walking paths, parks, school, shopping and offering a QUICK COMMUTE, this unit has AMPLE STORAGE, 2 PARKING STALLS and is truly MOVE-IN READY.