

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

**MLS # A2303579**



**\$399,900**

<b>Division:</b>	Big Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,256 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Driveway, Parking Pad, See Remarks		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, See Remarks		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub		

**Inclusions:** Shed

Welcome to this charming two-storey home nestled in the established and family-friendly community of Big Springs in Airdrie. Offering 3 bedrooms and 2 full bathrooms, this property is perfect for first-time buyers, growing families, or anyone looking to settle into a mature neighbourhood with character and convenience. Step inside to find a bright and functional layout designed for everyday living. The main floor features a welcoming living area filled with natural light, a spacious kitchen with ample cabinetry, and a dining area ideal for family meals or entertaining guests. Upstairs, you'll find three comfortable bedrooms, including a generously sized primary retreat, along with a well-appointed full bathroom. The fully developed lower level provides additional living space—perfect for a rec room, home office, or guest area—along with a second full bathroom for added convenience. Outside, enjoy a private yard with plenty of room for kids, pets, or summer gatherings. Located in a mature neighbourhood, you'll appreciate the tree-lined streets, nearby parks, schools, and easy access to amenities, making day-to-day living effortless. This is a fantastic opportunity to own a well-maintained home in one of Airdrie's most established communities. Don't miss your chance to make it yours!