

44 Big Springs Hill SE
Airdrie, Alberta

MLS # A2342965



\$425,000

Division:	Big Springs		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,192 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Attached Carport		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Bookcases, Double Vanity, Wet Bar		

Inclusions: Solar Panels

Welcome to this WELL-MAINTAINED BI-LEVEL HOME nestled in a MATURE, FAMILY-FRIENDLY NEIGHBOURHOOD, ideally located close to parks, schools, shopping, and all amenities, with a QUICK COMMUTE TO THE CITY. Offering 4 bedrooms, 2 bathrooms, and plenty of recent improvements, this home is ready for its next chapter. The main level features BRIGHT KITCHEN with loads of cabinet space leading to LARGE DINING ROOM and, SPACIOUS LIVING ROOM. Head down the hallway where you'll find 3 bedrooms, a full 5-PIECE BATHROOM with a ROUGH-IN FOR A BIDET. Brand-new LAMINATE FLOORING INSTALLED IN 2026 upstairs. Downstairs offers a FOURTH BEDROOM, HUGE REC ROOM with WET BAR and NEWER LAMINATE FLOORING (2022), and a beautifully updated 3-piece bathroom featuring NEW SHOWER & TILE (2021). Fresh interior doors throughout the home were installed in 2021, adding a clean and cohesive feel. Step outside to enjoy the FENCED BACKYARD, complete with a FIREPIT & SHED — a great space for relaxing, entertaining, or enjoying summer evenings. NEW FENCES ON BOTH SIDES within the past year, adding privacy and peace of mind. The home also offers a LARGE ATTACHED CARPORT & DRIVEWAY, providing convenient parking and storage options. A long list of updates means you can move in with confidence, including NEW ATTIC INSULATION (2025), NEW HOT WATER TANK (2020), NEW WATER SHUT-OFF VALVE & OUTSIDE TAPS (2022), NEW WASHER & DRYER (2026), NEW WASHER TAPS (2026), and a NEW DISHWASHER (2023). Adding even more value, SOLAR PANELS WERE JUST INSTALLED IN 2026. Solar can help reduce reliance on grid electricity, potentially lower ongoing electricity costs, and provide an added measure of energy efficiency.

for years to come. This fantastic family home has so much to offer. Don't miss this one.