



THE
A-TEAM

**RE/MAX
FIRST**

10 BIG SPRINGS Hill, Airdrie T4A 1N1

MLS®#: **A2165925** Area: **Big Springs** Listing Date: **09/17/24** List Price: **\$499,900**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **1998** Abv Sqft: **1,111**
Lot Information Low Sqft:
 Lot Sz Ar: **3,954 sqft** Ttl Sqft: **1,111**
 Lot Shape:

DOM

2
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Ceramic Tile,Hardwood,Laminate**
 Sewer: Water Source:
 Ext Feat: **Playground,Private Entrance,Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Open Floorplan,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`1" x 8`11"	Living Room	Main	11`0" x 14`6"
Kitchen With Eating Area	Main	13`11" x 10`1"	Pantry	Main	2`7" x 2`0"
Sunroom/Solarium	Main	11`9" x 12`4"	2pc Bathroom	Main	5`0" x 5`0"
Bedroom - Primary	Upper	11`3" x 11`9"	3pc Ensuite bath	Upper	6`1" x 5`6"
Bedroom	Upper	9`0" x 8`5"	Bedroom	Upper	9`0" x 8`11"
4pc Bathroom	Upper	7`6" x 4`11"	Game Room	Basement	22`4" x 11`11"
Laundry	Basement	8`0" x 9`9"			

Title:
Fee Simple
Legal Desc:

Zoning:
R1

9510029

Remarks

Pub Rmks: **Welcome to this beautiful hidden gem in the established community of Big Springs. Rare opportunity to own this well-kept 2 story home on the South Facing lot with huge SUNROOM, South backyard, Front Porch, Double Car Garage, boasts more than 1550 sq ft of total living space with tons of natural light, 3 bedrooms and 2.5 baths with an open floor plan. Harwood & Laminate throughout. Nice size/bright living room. Good size Eat in Style Kitchen with SS Appliances. Nice size living room. All seasons Sun-soaked Sunroom off the kitchen/nook. Upper floor offers master bedroom with 4-piece en-suite. 2 more spacious bedrooms up with another 4-piece full bath. Basement is Developed with family/rec room and great spot for the home office. Sunshine basement has large south facing window for lots of natural light. Double attached Garage. Walking distance to Schools K-12. Short walk to the Grocery Store, Convenient store just 2 blocks away. Easy access out of Airdrie for Commuters. This property is a must see for a great price and perfect for a growing family that is looking for a great community to raise a family in. Book your showings today!**

Inclusions: **n/a**
Property Listed By: **Grand Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







